

## ***Annexure F***

### **ZANDSPRUIT ESTATE ARCHITECTURAL GUIDELINES**

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PURCHASER	CO-PURCHASER/SPOUSE	SELLER	WITNESS 1	WITNESS 2	AGENT

**A. INTRODUCTION TO THE ARCHITECTURAL THEME AND APPROVAL PROCESS:****A.1. General**

This Document describes the Bush Estate and Aero Estate Properties Architectural Guidelines and restrictions. Each of these development components have separate general and specific guidelines listed below that are to be complied with.

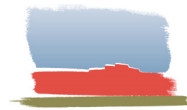
The following design principles are to be followed in compliance to the Architectural themes laid down for Zandspruit Estates:

1. Designs must seek to capture the best elements of the African Bushveld house, modern or traditional.
2. Only the following truly South African architectural themes have been incorporated into Zandspruit Estates which are:
  - Farmhouse
  - Bush Pavilion
  - Thatch
  - No other architectural styles will be allowed.
3. Of the above only thatch buildings will not be allowed on the Aero Estate section of the estate. All other styles will be allowed on any bush or aero stand.
4. The material use will be limited to the use of local natural materials colours and textures which are prescribed in the document below.
5. In the case of farmhouse and pavilion styles, designs are to allow for shaded external spaces, roofs with large overhangs, ample internal volumes as well as wide verandahs aiding in shading of glass and interiors.
6. Designs are to be environmentally friendly and energy efficient.
7. Services are to be functional and unobtrusive.
8. Only roofing materials which suit the particular architectural style selected will be accepted on the development
  - A prescribed colour Grey sheeted roof for the bush pavilion and farmhouse styles (allowed on any stand)
  - Thatch and flat roofed combinations for suitable designs are allowed on Bush Estate stands only. (Thatch excluded on Aero Estate stands). Flat roofs to not form more than 30% of the entire covered roof area.
  - Flat roofs on their own will not be allowed.
9. Non-negotiable limitations are set on the following design elements to ensure the coherence of the development. Limits will be described in detail below but are broadly listed as:
  - Compliance with environmental controls and minimizing visual impact.
  - Survey of site and measurement of existing trees prior to commencing design.
  - Design of Structures around natural features of stands, including trees, based on the accurate site survey.
  - All steel elements are to be painted as per approved colour.
  - Plastered or bag-washed walls only, no facebrick. A colour range limited to three colours of external paint finishes as per samples in the ZEHOA office.
  - Roof pitch, materials and colours restricted to prescribed sheeted roofs, secondary flat roofs and thatch.
  - Window frame material and colours
  - A single choice of rock as feature element.
  - Height restrictions.
  - Control of natural and artificial lighting.
  - Grey or natural red pebbles may be used in carports, house apron, forecourt and driveway.
10. The basic principles of the styles selected are to ensure that living spaces are shaped around the environment as well as maximizing the views available on the estate.
11. It is the intention that the buildings should be as unobtrusive as possible and that they should blend away into the surrounding bush. This will be strictly evaluated on submitted designs.
12. These guidelines are in addition to the local authority by-laws and the National Building regulations
13. All home owners are to obtain the Zandspruit Aesthetic Committees approval of plans before submission to the local authority for approval, and before the commencement of any building activities on the estate, as well as before making any changes to the external appearance of any building. The local authorities will accept plans for submission only if approved and stamped by the Zandspruit Home Owners Association (ZEHOA).
14. The procedures for obtaining these approvals are outlined below and submissions are to comply with the guidelines for each estate component shown below.

**A.2. The Architectural Guidelines:**

1. This document outlines procedural, planning and aesthetic and ecological considerations for any design on the estate.
2. Owners agree to abide by these guidelines when they conclude their purchase agreements. Each homeowner is strongly encouraged to peruse this document as it forms part of the sales agreement and is contractually binding
3. The Zandspruit Estate Manager/s appointed by the Home Owners Association, together with the appointed Estate Architects, will administer these guidelines as well as approve drawings submitted under these guidelines.
4. Zandspruit appointed Environmental and Building Activity Control Officer (EBACO) will monitor the owners appointed contractors and architects compliance with the architectural guidelines, development procedures and security protocols.

PURCHASER	CO-PURCHASER/SPOUSE	SELLER	WITNESS 1	WITNESS 2	AGENT



5. Any proposed improvements on the Estate planned by the owner will require the submission of building plans to the Zandspruit Estate Home Owners Association (ZEHOA) for approval according to the procedures outlined below.

It is to be noted that, whilst a proposal may comply with the Architectural and town planning Controls as set out in this document, it must also capture the intended architectural ethos of the Estate. Zandspruit Estate reserves the right to request owners to re-visit submissions that it deems to have failed in this respect.

### A.3. Building Levy and Plan Approval Fees:

ZEHOA will manage the process of plan submissions, site handovers and handbacks and general contractors activity on the Estate on behalf of all home owners. For this purpose a building levy will be charged for each freehold stand purchased based on the size of the intended residence to be constructed and payable by the owner on commencement of construction.

The following benefits will be gained by all owners from payment of the levy stipulated below:

1. The payment of the Estate Architect for all plan approvals and the management of plan approvals and site handovers by the ZEHOA.
2. A dedicated Environmental and Building Activity Control Officer (EBACO) will be appointed by the Estate from the building levy fund to ensure contractors rules and security guidelines are adhered to.
3. The fund will also be applied to the general upkeep of Estate roads and verges, erosion of common areas and monitoring cleanliness of sites by ZEHOA during the development of houses. Roads will be maintained from the building levy fund. The management and implementation of fines and other punitive measures will ensure compliance to the established rules.
4. The increased demands on the Estate security system and management thereof will be funded from the building levy fund.

This levy will ensure orderly development and protect the home owner's investment from the negative connotation of uncontrolled construction. It will remain the individual home owners responsibility however, through his appointed contractor/professionals, to ensure the proper design, timeous construction and acceptable building quality of the constructed home as this will not be monitored by the ZEHOA.

This levy has been made reasonable and is proportional to the size of the intended residence to be constructed on the freehold stand purchased. It is also to be noted that any future maintenance is levy free. The following levies will apply:

House Size in Square Meters including Covered Patios, Outbuildings and Garages	
150 square meters to 249 square meters	R 15 000
250 square meters to 349 square meters	R 20 000
350 square meters to 750 square meters	R 25 000
Any alterations and additions to an existing residence (NB - maintenance is excluded from any levy)	2% of the alteration/addition contract value on signed agreement value.

All the above figures include VAT.

### A.4 Amendments to the Architectural Guidelines

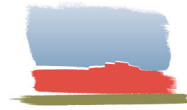
The Home Owners Association, in collaboration with the controlling architect, reserves the right to make additions or alterations to these guidelines, as it deems necessary. The sole purpose of any changes would be to ensure the Estate develops in the style and character that is envisaged for the whole Estate.

Exemptions to certain of the Architectural Guidelines have been made for stand 1334 and 1343. These exemptions are listed below:

- There is no building circle applicable;
- The garden may have a maximum size of 10% of the size of the stand;
- An electrified fence with a maximum height of 1 (one) meter will be allowed around the garden;
- The maximum pool size is 40 m<sup>2</sup>.

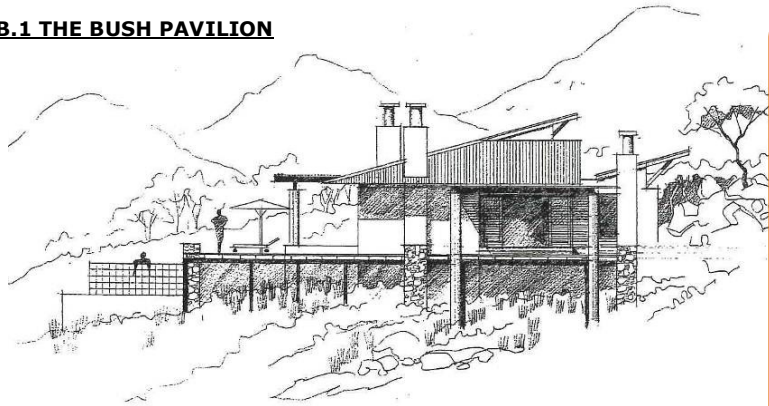
Stands 1188 – 1197 have a 15 meter building radius.

PURCHASER	CO-PURCHASER/SPOUSE	SELLER	WITNESS 1	WITNESS 2	AGENT
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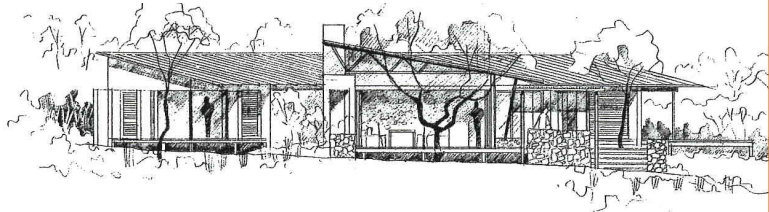


## B. ARCHITECTURAL STYLES:

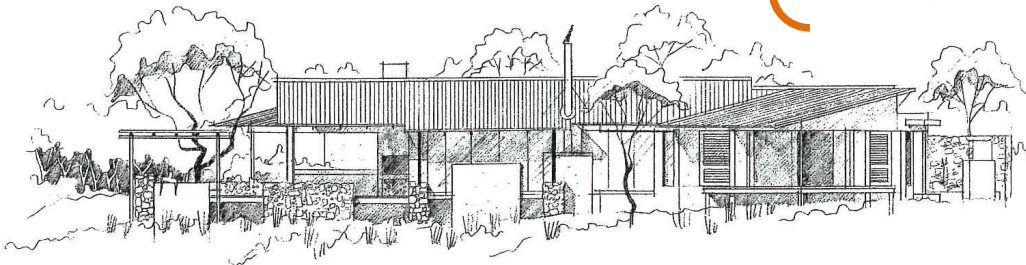
### B.1 THE BUSH PAVILION



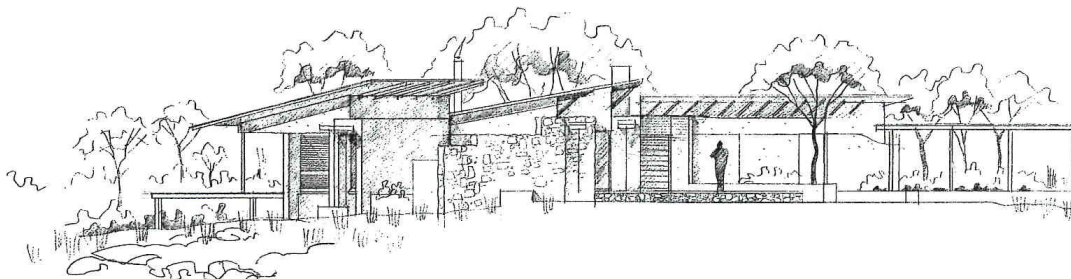
WEST ELEVATION  
SCALE 1 : 100



EAST ELEVATION  
SCALE 1 : 100



NORTH ELEVATION  
SCALE 1 : 100

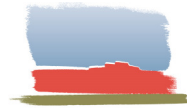


WEST ELEVATION  
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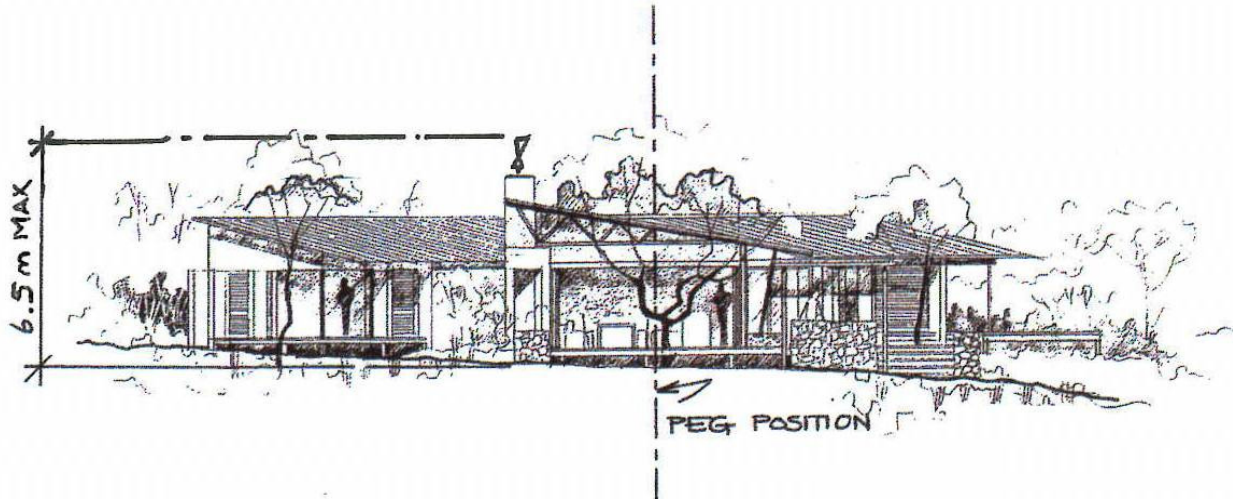
#### THE BUSH PAVILION HOUSE:

- ✓ Suited to a dense bush environment to allow natural shade on glassed areas
- ✓ The architectural line is predominantly horizontal.
- ✓ Low-pitched roofs (with a fixed pitch of 10- 15 degrees) extend beyond the walls and are supported by lightweight but well designed posts.
- ✓ Houses in this style shall have a height restriction of 6.5metres (see diagram later in this document)
- ✓ The architecture creates a gentle fusion between indoor and outdoor spaces. Large outdoor living areas shade glass faces from aggressive sun.
- ✓ A lighter more contemporary style, distinguished by the generous use of clear glass panels (sliding, openable or fixed). Structural use of steel, timber with glass infill panels may be on a solid stone plinth or base.
- ✓ Mono pitched roofs are a predominant feature with flat roof interlinks.
- ✓ Design elements must be 'layered' to create a play of textures and elements. Rockwork is used as main anchoring elements and feature only in its natural form.

PURCHASER	CO-PURCHASER/SPOUSE	SELLER	WITNESS 1	WITNESS 2	AGENT

**Height Restriction:**

The following height restrictions shall apply to the Bush pavilion style only:



**DIAGRAM A: HEIGHT RESTRICTION:** Bush Pavilion: 6.5m vertically at peg position including chimneys and chimney cowl. 6.5m height limit will apply from the centre of the residence if constructed on an Aero Estate stand.

**Roofs**

- Main house roofs are to be mono pitched at an angle of 10- 15 degrees. No other roof pitch angles will be permitted.
- The roof covering is to be Kliplock 700 by Brownbuilt or Corrugated iron sheeting pre-coated roof sheeting. Under no circumstances will painted sheeting or exposed galvanized sheeting be allowed.
- **Approved Colours:** Dark Dolphin Grey only.
- Only if flat roofs form links to main sheeted roof structures and they do not comprise more that 30% of the floor area of the house will they be allowed. These small roofs are to be covered with colored brown river pebbles.
- Under no circumstances will silver waterproofing products be allowed to be visible. All parapets to be bandaged and painted to match the house.
- Seamless aluminium gutters and downpipes will be allowed. Water discharge from eaves may also be controlled through ground level erosion and stormwater controls i.e. pebble beds. Concrete & ground level gutters may be constructed for the capturing of rainwater.
- Roof overhangs to be a minimum of 1,2m over full height glass measured horizontally. In general, large overhangs not less than 1m are mandatory.
- Roof mounted natural light wells will be allowed in flat roofs but light emitted from these light wells may not be visible from adjacent or neighbouring sites. Rooflights are to be constructed in such a manner that light only enters the sides of the roof light well structure. Tops of rooflights are to be covered to minimize light pollution.

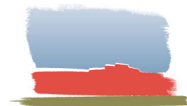
**Chimneys**

- Chimneys positioned on the ridgeline should not project more than 1.2m above the ridgeline. Chimneys positioned elsewhere should not project more than 2.0m above the point where they intersect the roof plane.
- Chimneys shall be considered as part of the height restriction of the residence, including cowl.
- All chimneys are to be fitted with spark arrestors
- No cladding will be allowed on chimneys.

**Glass Restrictions and Light Pollution**

- The use of full height glass is integral to this architectural style – however, glass can only be taken to a maximum height of 2.4m from finished floor level.
- The use of external louvers is encouraged to ensure filtered light on expansive glass areas thereby reducing reflection and kerbing interior light spilling out at night and causing light pollution.

PURCHASER	CO-PURCHASER/SPOUSE	SELLER	WITNESS 1	WITNESS 2	AGENT



- These external shading devices can be woven latte type screens, formal steel screens or timber louvers and must be detailed on drawings submitted for approval. Rope as part of the designs will not be allowed.
- NOTE: The Bush pavilion style is suited to a dense bush environment and high expanse of exposed glass on an elevated exposed stand will not be accepted by the ZEHOA. It will be incumbent on each owner to ensure that internal light spillage and light pollution is minimized.
- The use of shading and louvers may be enforced at plan submission stage by the ZEHOA if it is deemed not to comply with the above.
- Should external canvas blinds be opted for the only allowable type and colour shall be Ripstop canvas type roll-up blinds – Colour Khaki.

#### External Wall Finishes

- All walls shall be either bagwash plaster or vertically brushed woodfloated plaster. A combination of these and bagwash plaster shall be allowed. No facebrick will be allowed
- All walls to be constructed in stock bricks plastered. The use of precast elements for window sills, copings and window heads are acceptable.
- No rock framing of plastered window surfaces will be permitted
- Prescribed colours: A selection of 3 prescribed colours will be available from the ZEHOA office by means of samples and codes. No other colours will be permitted. Owners are requested to obtain these codes from the ZEHOA office or Estate Architect and specify their selection on the submitted drawings

#### Stonework/Rockwork

- A single approved type of Natural stone is permitted as a wall finish up to plinth level and for other elements to a maximum of 30% of external wall finishes.
- Rockwalls that serve as anchor walls can be taken full height but must be of the prescribed natural rock.
- Precast stone cladding imitations will not be permitted.
- Samples of the approved rock selected by the Estate will be available at the ZEHOA office
- No walls built from river pebbles will be allowed.
- No rockwork is to be sourced from the Estate itself for the construction of any walls.
- Rockwork must have a dry packed appearance. No large mortar joints must be visible.

#### Steel:

- Steel will be allowed as structural elements such as beams and columns, but shall be coated in the approved external colours with non reflective matt finish.
- Only brushed stainless steel is to be used on any element.

#### Timber:

- The use of solid timber elements for columns to patios, handrails, pergolas etc is encouraged. CCA treated solid timber posts/beams are available from selected timber merchants in the area. These can be left natural or planed all round to have a rustic element to the residence. Accepted colours will be Golden Brown, Teak or Ebony

#### Carports

- The built form of any carports should reflect the structure of the house.
- Plinth walls/piers – painted finished plaster or stonework.
- Roofs - 15° pitched sheeting as per main house or flat lathe structure shall be permitted. (waterproofed or open)
- No shadenet carports will be allowed
- Carports will not be used for any storage other than to park a vehicle. A suitable storage facility for garden equipment etc. must be provided for in the design

#### Pergolas

- Pergolas should be constructed with brick piers finished with plaster and paint or stonework. Gumpole structures will only be allowed if the base and columns of the pergola is built from solid brick or rock to a minimum height of 600mm.

#### Boundary and Screen Walls

- No erf boundary walls are allowed.
- Brick Screen walls are to be finished in the prescribed approved colours and are not to exceed 2.1m height above ground level
- The use of walls are limited to enclose courtyards.

PURCHASER	CO-PURCHASER/SPOUSE	SELLER	WITNESS 1	WITNESS 2	AGENT

**Lights and Lighting**

- In order to prevent light pollution on Zandspruit Estate, minimal external lighting is encouraged. Floodlights, uplighters and starlights in trees and gardens, as well as coloured lighting, will not be allowed.
- All external lights shall be low level (not more than 600mm above ground level) and shall be of the shaded or louvred type where the light bulb is not visible to any onlooker. This will include any lights on outside covered patios, unless the patio slopes away from the house thereby containing the light emission. These lights must be downlighters. The intention of this rule is not to be able to see the source of the light from neighbouring properties.
- Lights at a level of 1.2m from the finished floor level of the house will be allowed adjacent to the entrance door only. The origin of the lights shall be screened from view.

**Doors:**External Doors

- To be in naturally finished hardwood or Powder Coated Aluminium to match windows.

Garage Doors

- All garage doors shall be horizontally slatted timber stained dark as per approved timber stains. Horizontally slatted metal powder coated doors will be allowed to match the approved colours of window frames.

**Windows**

- To be in naturally finished hardwood or Aluminium. Windows to preferably comprise of larger glazed panels. Cottage panes will not allowed in this style.
- Aluminium colours are to be Powder Coated:
  - Dark Brown
  - Bronze
  - Black

**Window Sills and Reveals**

- Features such as plastered surrounds to be finished in one of the prescribed paint colours. Window sills are to be either plastered finish or precast concrete with a similar finish to the wall it is in. Tiled window sills will be permitted if they compliment the colour scheme.

**Security Elements**

- All burglar guards, "Trellidoors" or other security elements must be internal.

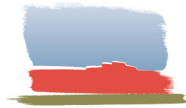
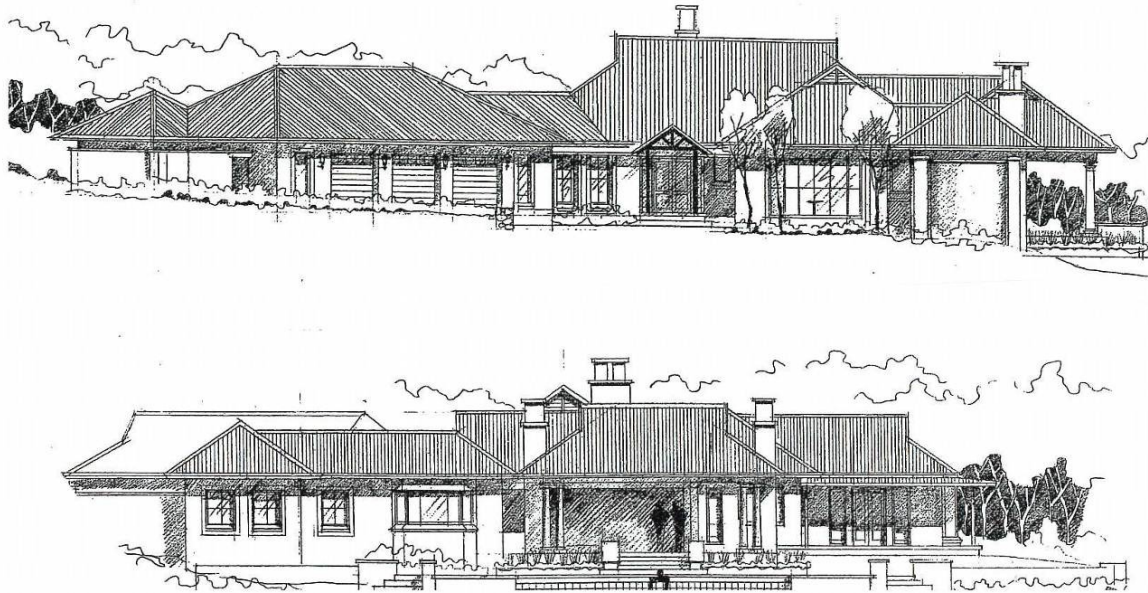
**Driveway Paving**

- Driveways shall be constructed to match the Estate road paving. Specifications of the Estate paving is available from the ZEHOA offices and all driveway paving will be for the owner's account.

**Handrails Balustrades External**

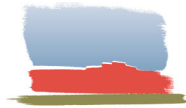
- All external balustrades shall be timber hardwood with steel elements. Brushed stainless steel or painted steel will be allowed.

PURCHASER	CO-PURCHASER/SPOUSE	SELLER	WITNESS 1	WITNESS 2	AGENT

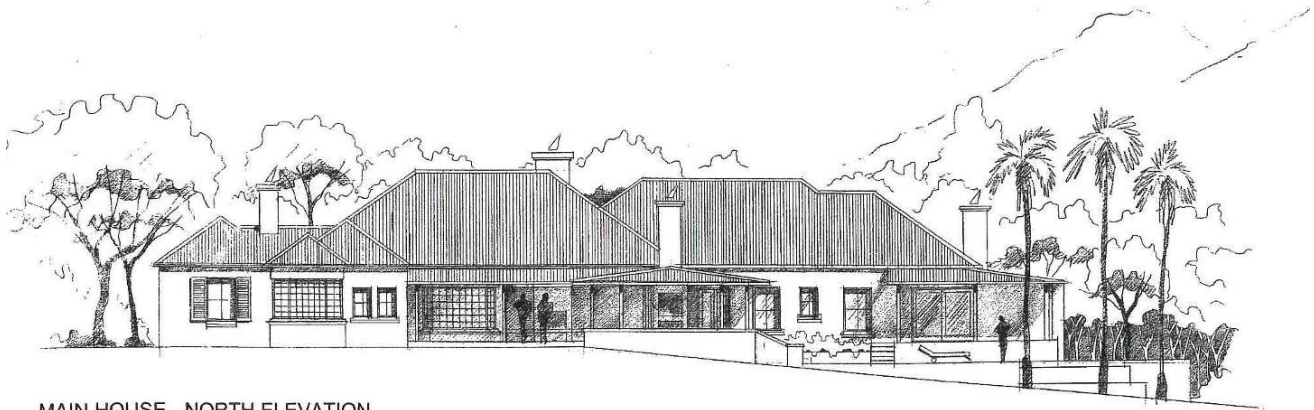
**B.2 THE FARMHOUSE****THE FARMHOUSE**

- ✓ This style is reminiscent of the old Transvaal Farmhouse which was the typical architectural typography of the lowveld.
- ✓ Whether traditional or modern, a building is envisaged of a main house with roof pitches of 35 degrees and wide verandahs surrounding the house to shade against the harsh sun. The verandas are to have pitches of 6 degrees.
- ✓ Gabled and double hipped roofs will be allowed.
- ✓ No double storeys will be permitted.
- ✓ Mezzanine spaces in the roof area are allowed. No gable windows will be permitted to protect against light pollution. Window or shutter elements in the gables will only be decorative. Where bargeboards are used, they shall be painted to match the colour of the roof.
- ✓ Houses in this style have a height restriction of 7,5 metres (see diagram later in this document)
- ✓ This style makes extensive use of outside living spaces that interact with internal living areas – the outside patios shade internal living areas against the climate.

PURCHASER	CO-PURCHASER/SPOUSE	SELLER	WITNESS 1	WITNESS 2	AGENT
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FARMHOUSE- CONTINUED



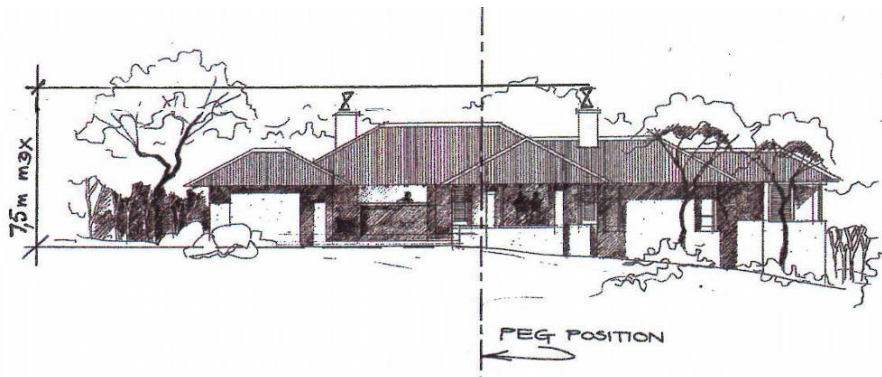
MAIN HOUSE - NORTH ELEVATION  
SCALE 1 : 100



MAIN HOUSE - SC  
SCALE

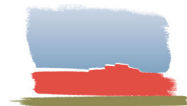
**Height Restrictions:**

The following height restrictions shall apply to the farmhouse style:



HEIGHT RESTRICTION: Farmhouse Style: 7,5m vertically at peg position including chimneys and cowl.

PURCHASER	CO- PURCHASER/SPOUSE	SELLER	WITNESS 1	WITNESS 2	AGENT

**Roofs**

- Main house roofs are to be double pitched at an angle of 35 degrees out of Corrugated iron roof sheeting (see Brownbuilt – Custom Orb or similar approved). Verandah corrugated roofs are to be at an angle of 6 degrees.
- Hipped roofs with dutch gables will be allowed. No parapet or Mansard gables are allowed
- Flat roofs will in general not be allowed. Only if flat roofs form links to main sheeted roof structures and they do not comprise more than 30% of the floor area of the house will they be allowed. These small roofs are to be covered with coloured brown pebbles. Under no circumstances will silver waterproofing products be allowed to be visible.
- Approved Colour: Dark Dolphin Grey only
- Seamless aluminium gutters and downpipes to compliment the colour scheme. Positioning of downpipes to be carefully considered and preferably screened by or integrated into other elements of the building.
- No shadenet structures will be allowed anywhere

**Carpports**

- The built form of any carpports should reflect the structure of the house.
- Walls/piers – painted plaster or stonework.
- Roofs - 35° or 6° pitched sheeting as per main house.
- No shadenet carpports will be allowed.
- Carpports will not be used for any storage other than its intended use. A suitable storage facility for garden equipment etc. should be provided for in the design.

**Pergolas**

- Pergolas should be constructed with brick piers finished with plaster and paint or stonework. Gumpole structures will only be allowed if the base and columns of the pergola is built from solid brick to minimum height of 600mm.

**Chimneys**

- Chimneys positioned on the ridgeline should not project more than 1.2m above the ridgeline. Chimneys positioned elsewhere should not project more than 2.0m above the point where they intersect the roof plane.
- Chimneys shall be considered as part of the height restriction of the residence.

**Light Pollution**

- The use of external timber louvers are encouraged to ensure filtered light on expansive glass areas thereby reducing reflection and kerbing interior light spilling out at night and causing light pollution.
- These external louvre devices can be timber louvers and must be detailed on drawings submitted for approval.
- Hinged shutters are a specific feature of this architectural style. No fake shutters will be allowed

**External Wall Finishes**

- All walls shall be either bagwash plaster or vertically brushed plaster. A combination of smooth and bagwash plaster shall be allowed. No facebrick will be allowed
- All walls to be constructed in stock bricks plastered. The use of precast elements for window sills, copings and window heads are acceptable .
- The farmhouse style may have decorative plaster bands around windows but these must be painted in the same colour as the wall.
- Prescribed colours: Selected prescribed colours will be available from the ZEHOA office by means of samples and codes. No other samples colours will be permitted. Owners are requested to obtain these codes from the ZEHOA office or Estate Architect and specify their selection on the submitted drawings
- No Vermont type cladding will be allowed on this style
- No Brookie Lace or finial type column details are allowed

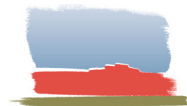
**Stonework/Rockwork**

- A single approved type of Natural stone is permitted as a wall finish up to plinth level and for other elements to a maximum of 30% of external wall finishes.
- Rockwalls that serve as anchor walls can be taken full height but must be of the prescribed natural rock.
- Precast stone cladding imitations will not be permitted.
- The approved rock selected by the Estate will be available by samples at the ZEHOA office
- No walls built from river pebbles will be allowed.
- No rockwork is to be sourced from the Estate itself for the construction of any walls.

**Steel:**

- Steel will be allowed as structural elements in this style for e.g. patio columns.
- Brushed stainless steel or painted steel is to be used on any element.

PURCHASER	CO-PURCHASER/SPOUSE	SELLER	WITNESS 1	WITNESS 2	AGENT

**Timber:**

- The use of solid timber elements for columns to patios, handrails, pergolas etc is encouraged. CCA treated solid timber posts/beams are available from selected timber merchants in the area. These can be left natural or planed all round to have a rustic element to the residence. Accepted colours will be Mahogany, Teak or Ebony
- The use of external timber louvers are encouraged to ensure filtered light on expansive glass area thereby reducing reflection and kerbing interior light spilling out at night and causing light pollution. (see "light pollution" above)
- These external louvre devices must be timber louvers and must be detailed on drawings submitted for approval.

**Boundary and Screen Walls**

- No boundary walls are allowed.
- Screen walls are to be finished in the prescribed approved colours and are not to exceed 2.1m height above ground level, except in special circumstances with the prior approval of the ZEHOA and/or where so directed by the ZEHOA.

**Lights and Lighting**

- In order to prevent light pollution on Zandspruit Estate, minimal external lighting is encouraged. Floodlights, uplighters and starlights in trees and gardens, as well as coloured lighting, will not be allowed.
- All external lights shall be low level (not more than 600mm above ground level) and shall be of the shaded or louvred type where the light bulb is not visible to any onlooker, unless the patio slopes away from the house thereby containing the light emission. These lights must be downlighters. The intention of this rule is not to be able to see the source of the light from neighbouring properties.
- Lights at level of 1.2m from the finished floor level of the house will be allowed adjacent to the entrance door only. The origin of the lights shall be screened from view as far as possible.

**External Doors**

- To be in naturally finished hardwood or Aluminium to match windows and doors.

**Garage Doors**

- All garage doors shall be horizontally slatted timber stained dark. Paneled garage doors will be accepted in this style.

**Windows**

- Windows to be large Cottage pane type – preferred configuration is either sash type or mock sash type windows.
- Windows to be in naturally finished hardwood or Aluminium. Windows to preferably comprise of larger glazed panels. Cottage panes will be encouraged in this style.
- Aluminium colours are to be Powder Coated:
  - Dark Brown
  - Bronze
  - Black

**Window Sills and Reveals**

- Features such as plastered surrounds to be finished in one of the prescribed paint colours. Window Sills are to be either plastered finish or precast concrete with a similar finish to the wall it is in. Tiled window Sills will be permitted if they complement the colour scheme.

**Security Elements**

- All burglar guards, "Trellidoors" or other security elements must be internal.

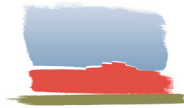
**Driveway Paving**

- Driveways shall be constructed to match the Estate road paving. Specifications of the Estate paving is available from the ZEHOA offices. All driveway paving will be for the owner's account.

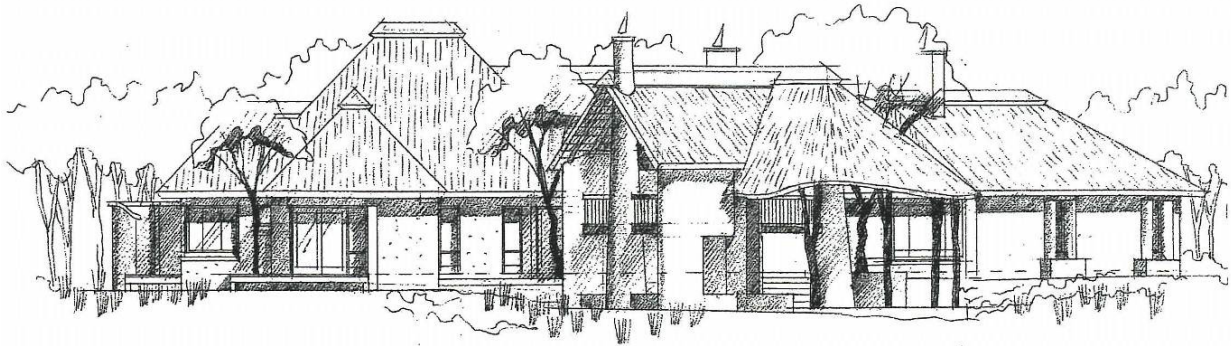
**Handrails Balustrades External**

- All external balustrades shall be timber hardwood with steel elements. Stainless or painted steel will be allowed.

PURCHASER	CO-PURCHASER/SPOUSE	SELLER	WITNESS 1	WITNESS 2	AGENT
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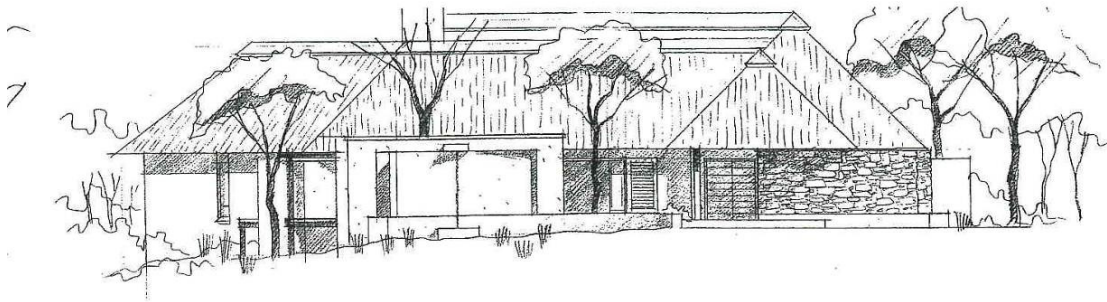
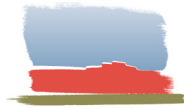
### **B.3 THATCH**



#### **THATCH**

- ✓ The traditional South African thatch house has a strong affiliation to the bush and is synonymous with a typical lowveld bush home.
- ✓ A height restriction of 8,5m from the peg position to the highest point has been placed in order to minimize the visual affect of a large thatch roof structure.
- ✓ Separate pavilion structures are encouraged linked together with concrete roofs to break up the house into smaller units.
- ✓ The outside textures shall be as generally allowed on the other styles.
- ✓ Thatch roofs shall be at 45 degrees.
- ✓ Organic forms are encouraged in this style of architecture, as roof forms can be shaped and more free flowing

PURCHASER	CO-PURCHASER/SPOUSE	SELLER	WITNESS 1	WITNESS 2	AGENT

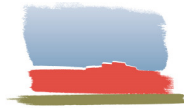


**Annexure F** Zandspruit Estate Architectural Guidelines

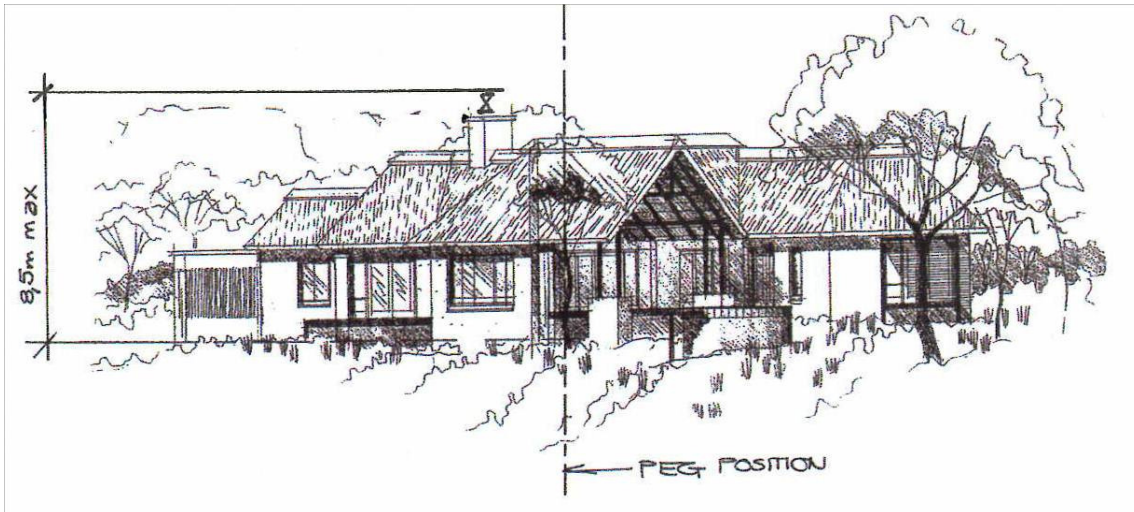
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PURCHASER	CO-PURCHASER/SPOUSE	SELLER	WITNESS 1	WITNESS 2	AGENT

**MOVE TO A BETTER PLACE**



## THATCH - CONTINUED



HEIGHT RESTRICTION Thatch Style: 8.5m vertically at peg position including chimneys and cowl.

**Height Restriction:**

- No double story dwellings shall be erected on the Estate. The primary consideration is to safeguard the privacy of the adjacent residents. The height of any part of the structure is not to exceed a wall plate height of 3m (three meters) above the floor level and the maximum width of the roof to not more than 11 meters at a 45 degree angle
- A total ridge height therefore of 8,5m (eight comma five meters) taken at the highest point of the footprint of the building. The floor level above natural ground level at the highest ground level point of the footprint shall not exceed 3 brick courses (255 mm).

**Single story structures**

- No attic windows on gable fronts and no dormer windows from which light at night may emanate or from which the sun may reflect, are permitted. All task lighting to shine directly down and no general spotlighted areas, which could bother neighbours, is permitted.
- Thatched external patios to have wattle lathe gables preventing light emanating to natural areas. No movement sensitive security lights are permitted. All external lighting to be max 600mm above natural ground level and to shine down.

**Walls:**

- All external walls are to be painted with approved colours. Colour codes are available from the ZEHOA office.
- Yard and screen walls must be brick and plaster or wattle lathe.
- The external screen walling shall not exceed 2,1m in height, shall be finished on both sides, and shall be either wattle lathe on a plinth or brick walling to finish as described under house rules. Washing lines and refuse bins are not to be visible.
- Outbuildings: All garages, staff quarters, housing for electrical meters, lockable refuse enclosures and other outbuildings shall be constructed and finished to match the main house.

**Carports**

- Carports, should it be a design requirement, are to be gumpole structures.
- Covering could be 45 degree pitched thatch roofs with wattle lathe gables or approved wattle lathe sunscreens or mesh reinforced waterproofed screed on wattle lathe support with a 100mm fall over 6 meters.
- Colour of waterproofing to match the flat concrete roof finish. No sheet metal or shade netting will be allowed in combination with thatch.
- No shadenet carports will be allowed.

PURCHASER	CO-PURCHASER/SPOUSE	SELLER	WITNESS 1	WITNESS 2	AGENT
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**Covered patios**

- Covered patios may be gumpole structures with latte covering or thatch.
- Covering should be 45 degree pitched thatch roofs with wattle lathe gables or approved wattle lathe sunscreens or mesh reinforced waterproofed screed on wattle lathe support with a 100mm fall over 6 meters.
- No sheet metal or shade netting will be allowed.

**External timber**

All external timber structural timber to be CCA treated and stained dark brown.

**Garage doors**

- To be horizontally slatted hardwood doors stained dark brown.

**Roofs**

- Only thatch roofs and flat concrete roofs shall be allowed.
- Flat concrete roofs shall not exceed 30% of the total roof area.
- No sheeting will be allowed on this style whether alone or in combination with thatch.
- Imitation type thatch tiles will not be allowed

**Chimneys**

- Chimneys positioned on the ridgeline should not project more than 1.2m above the ridgeline. Chimneys positioned elsewhere should not project more than 2.0m above the point where they intersect the roof plane.

**Pergolas**

- Pergolas should be constructed with brick piers finished with plaster and paint or stonework. Gumpole structures will be allowed if the base and columns of the pergola are built from solid brick or rock.

**Boundary and Screen Walls**

- No boundary walls are allowed.
- Screen walls are to be finished in the prescribed approved colours and are not to exceed 2.1m height above ground level, except in special circumstances with the prior approval of the Estate Architect.

**Lights and Lighting**

- In order to minimize the impact of light pollution, minimal external lighting is encouraged. Floodlights, uplighters and starlights in trees and gardens, as well as coloured lighting, will not be allowed. Uplighters in covered patio's must shine upwards and be mounted above the tie-beam level.

**Stonework**

- Natural stone is permitted as a wall finish up to plinth level and for other minor elements to a maximum of 30% of external wall finishes. Precast stone cladding imitations will not be permitted.

**Windows**

- To be in naturally finished hardwood or aluminium. Windows to comprise larger glazed panels and or cottage panes.
- Aluminium colours are to be Powder Coated:
  - Dark Brown
  - Bronze
  - Black

**Security Elements**

- All burglar guards, "Trellidoors" or other security elements must be internal.

**Handrails Balustrades External**

- All external balustrades shall be timber hardwood, brushed stainless steel or painted steel.

PURCHASER	CO-PURCHASER/SPOUSE	SELLER	WITNESS 1	WITNESS 2	AGENT

**C. ARCHITECTURAL CONTROLS: BUSH STANDS:****C1. ALLOWABLE ARCHITECTURAL STYLES**

The following architectural styles will be allowed on the Bush Estate properties (see style guidelines above for each style):

- Bush Pavilion
- Farmhouse
- Thatch

**C2. ARCHITECTURAL, TOWN PLANNING AND SITING CONTROLS:****Zoning and Land Use:**

The Estate falls under rural residential zoning allowing one residence per stand.

**Building Lines and Development Restrictions:**

- A building peg shall demarcate the centre of the development radius of all bush estate properties.
- The limit to any structure or landscaping to be built on the site shall be at a maximum radius of 20 meters from the peg. Peg positions are fixed with GPS co-ordinates that are verified at commencement of construction and shall not be moved under any circumstances. Stands 1188 up to and including 1197 have a max building radius of 15m.
- In addition to the aforesaid building lines other built to lines, servitudes and or right of ways may be imposed by the ZEHOA, the local authority or the developer and it is incumbent upon the owner to carefully peruse the Agreement of Purchase and Sale to ascertain whether any further building lines may be applicable to the property.

**Boundary Pegs**

- The pegs driven into the ground on the property, including the central building peg represents the contractual property boundaries and shall under no circumstance be moved.
- It is the express responsibility of the purchaser to verify the position and its accuracy prior to commencement of building works. Pegs and services must be pointed out to the contractor at site handover.

**Floor areas and Coverage:**

- On the bush stands, it can be generally accepted by each owner that a residence can be designed to fit into the 20m radius limit and will not exceed the floor area ratio or coverage restrictions laid down by the approved town planning scheme.
- It must be noted again however that no part of the structure of the intended residence shall be built over the 20m radius limit. Stands 1188 up to and including 1197 have a maximum building radius of 15m.
- A restriction of a maximum home footprint of 750 square meters shall apply.

**Allowed beds/ living Units per stand:**

One dwelling unit per stand shall be permitted. Secondary living units such as servant's quarters and "granny flats" shall conform to the style of the main residence and comply with the following design principles:

- One secondary living quarter to the main dwelling may be erected subject to the ZEHOA and local authority approval. The maximum area of the secondary living quarters shall be 60 square meters.
- Only one main kitchen per residence shall be allowed. A second prep kitchen will only be allowed with a small fridge, preparation bowl and microwave.
- The erection of the main / primary buildings and out / secondary buildings are to take place simultaneously.
- The total number of beds (each single sleeping position counted as one bed) to each house shall not exceed ten beds. This shall include servant's quarters.
- All plans submitted for approval shall show beds drawn in on plan.
- Bedrooms may be separated from a central living unit as stand alone satellite structures or loose standing pavilions. These must be connected to the central area with covered walkways/pathways, on condition that such bedrooms are all constructed within the designated 20m radius limit and that they are the same style as the main building. No individual kitchens shall be allowed in such satellite bedrooms.
- The garage / carport may be detached from the main building.

**Heights and Levels of Buildings Generally:**

- No owners shall be allowed to construct double storey residences or residences higher than a single storey on their stands.
- Mezzanine levels will be allowed in the roof spaces of the farmhouse styles, pavilion style and thatch style as long as the buildings remain within the overall height restrictions.
- No dormer or high level windows will be allowed to such mezzanine levels – ventilation louvers which emit no light at night may be installed at high level.
- Refer to height restrictions under specific architectural controls described in more detail above per style.

PURCHASER	CO-PURCHASER/SPOUSE	SELLER	WITNESS 1	WITNESS 2	AGENT

**House Size**

- The maximum house size is prescribed at 750 square meters and will be limited by the development radius. Houses are restricted to development circles as indicated for each stand.
- The minimum house size allowed on the Estate shall be 150 square meters under roof area.

**Town Planning and Building Regulations**

- The restrictions as set out in this document are in addition to any restriction imposed in terms of conditions of title, town planning schemes, national or any other building regulations.
- The approval of any plans or improvements within the Estate shall be at the sole discretion of the (ZEHOA) notwithstanding any other approvals received from 3<sup>rd</sup> parties.
- Similarly, compliance with restrictions imposed by the ZEHOA shall under no circumstances absolve the owners from the need to comply with restrictions imposed by third parties, nor shall the ZEHOA approval be construed as permitting any contravention of restrictions imposed by any authority having legal jurisdiction.

**Maintenance**

- The Owner shall at all times maintain the exterior of the house, the swimming pool, garden, screen walling or fencing and decks, and any visible element to the satisfaction of the ZEHOA.
- Should the ZEHOA find at any time that this is not done, the ZEHOA shall advise the owner in writing to have the particular element repaired or maintained within 14 calendar days of the written notice. Should the owner fail to comply with the written notice the ZEHOA shall have the authority to repair or maintain the element on behalf of the owner and recover the cost directly from the owner or through the Estate levy system.

**Appearance**

- Owners shall at all times ensure that any object which, in the opinion of the ZEHOA, is considered unsightly or to the detriment of the appearance of the Estate, that such item not be visible from common areas or other properties. Objects which should be screened from view include among others washing lines, exposed plumbing, swimming pool pumps, trailers etc.
- Yard walls to conceal washing lines and lockable refuse bin housings in yards are mandatory. Yard walls shall be a maximum of 2.1m high, unless otherwise directed by the ZEHOA.

**Courtyards:**

- The ZEHOA will prescribe to any owner who elects to have a dog, to construct a courtyard with a maximum size of 250 square meters with solid built walls to enclose dogs.
- Such walls shall be designed to fit into the design of the residence and shall be 2.1m high or a low plinth wall with an electrical fence.

**Recycling of Waste and 'Green' refuse system:**

- Zandspruit Estate shall prescribe to a green refuse system. It will be mandatory for each owner to keep two coded bins at the residence suitably enclosed in a lockable bin room.
- Each bin shall be for a particular waste type and it will be each owner's responsibility to separate waste into the designated bins.
- All bins shall be of a prescribed standard size and type, the details of which will be found in the ZEHOA rules.
- Lockable bin rooms to suit the architecture of the residence shall be allowed for in the yards of each residence which shall prevent baboon access and which shall be fully screened from the exterior. These bin rooms shall be easily accessible through one yard door.

**Flood lines:**

- All building areas have been positioned outside the flood lines.
- Under no circumstances may any structure be erected inside the flood line or riverine Bush area.

**Treatment of Stand Boundaries & Erection of Barricades:**

- No boundary walls or fences of any kind shall be permitted to be erected on the designated boundaries of the individual stands or outside of the building radius limit described above.
- Where erected inside the radius it shall be done to the approval of the ZEHOA. If, for reasons of privacy, a screen (for example to screen a swimming pool or to screen a laundry area), is desired, then this design should be integrated into the design of the house and of a design to the approval of the ZEHOA's Estate Architect.
- Walls and screen elements shall be 2.1m in height and shall be linked to the house.

**Treatment of Storm water**

- It will be expected from all owners of lower lying properties to accommodate the excess Storm water from higher lying areas, which cannot be directed to the storm water channel as provided, where applicable.

PURCHASER	CO-PURCHASER/SPOUSE	SELLER	WITNESS 1	WITNESS 2	AGENT



### C3. EXTERNAL ELEMENTS AND SERVICES:

#### Low Carbon and Green Approach to building:

All purchasers are encouraged, through the careful and efficient planning of all the energy intensive services in their prospective residences, to minimize their energy usage and carbon footprints.

To achieve this the following options are encouraged:

- **Geysers:** The use of either a Heat Pump, Solar Geyser or Gas Geysers is mandatory. As new technology is introduced, these will be considered by the ZEHOA from time to time.
- **Toilets:** Dual flush water saving cisterns are compulsory and must be indicated as a note on all building plans submitted for approvals
- **Gutters:** It is recommended that gutters are installed (except in thatch buildings) or surface water channels (for e.g. flat roof stormwater drainage) to capture and **collect rainwater** into a storage tank system. This can in turn be utilized for irrigation. Rainwater collection tanks must be screened from view or be installed underground.
- **Gas stoves** or a combination of gas hobs and electric ovens are recommended.
- **Proper roof insulation** is to be applied to all sheeted roof houses, to minimize unwanted energy loss/ gain.
- **Recycled water** from the purification system may be used for irrigation, water features, cleaning purposes or may be discharged into the environment.
- **LED globes** are recommended. Alternatively, all light fittings must have energy saving globes installed.
- **Air conditioner** condensers are to be of the inverter type.

#### Aerials

- Careful consideration is to be given to the positioning of satellite dishes and TV aerials. Their highest point should be below the nearest roof eave line and all externally mounted aerials or satellite dishes shall be painted in approved colours to match the background onto which they have been mounted. Aerials, satellite dishes etc shall not be mounted on chimneys.

#### Generators:

The installation of generators will be allowed on the Estate and shall comply to the following requirements:

- All generators shall have their own dedicated plantrooms forming part of the residence it is serving.
- All generators shall be fitted with noise dampers and shall not emit more than 10DB continuous noise audible from 50 meters away from the 20metre radius edge.
- All exhaust pipes shall be positioned in such a place as to avoid nuisance to neighbours.
- Generators shall be installed as part of the electrical installation and shall be certified as safe by a registered electrician.
- Generators shall only be used in the case of a general power failure. ZEHOA will have the right to disconnect a generator if it is used when electricity supply is available to the residence.

#### Solar Panels:

- Solar heating panels will be allowed but are to be proprietary systems and not home made. Panels shall only be flat mounted on the residence roof at the same angle as the roof.
- Solar panels may be mounted on flat roofs, but must be sufficiently screened by approved methods from the neighbouring properties. Approved methods include simple timber screens to cover unsightly pipework etc. to the approval of the ZEHOA.

#### Pools, Pool Pumps and Filters

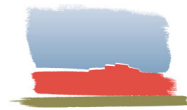
It is generally recommended that pools are raised at least 1meter off the natural ground level to prevent drowning of animals. The following further rules shall apply:

- Pools shall be maximum 18 square meter in size where 18 square meters is measured as the internal pool dimension – i.e. taken as the surface area of the water excluding the water in the rim flow section, if applicable.
- Pools can be of any shape except beach type pools.
- Pools should be fenced with approved fencing only where required by law. These fences shall be of wattle lathe or thin steel fencing only to match the general architecture of the building.
- All pool pumps should be screened off or hidden below decks or within pool structure or house plinths.
- All pool finish colours are allowed.
- No water features shall be allowed which feed from the pool system.
- No fake rock pool surrounds shall be allowed.
- No fake water holes are to be constructed as part of pools or separated from pools
- All backwash pipe exits are to be properly packed with rock i.e. with a French drain to protect against erosion.
- Each owner shall be responsible for the safety aspects in the design of his/her pool
- It is compulsory for non-permanent residents to install a pool cover to prevent wildlife from drowning

#### Air-conditioning Condensers

- Air conditioners condensers must be of the inverter type.
- External condenser units should be installed at ground level or on flat roofs and screened off from view with screens that suit the architecture of the residence. Condensers should be painted the same colour as the background on which they are mounted.

PURCHASER	CO-PURCHASER/SPOUSE	SELLER	WITNESS 1	WITNESS 2	AGENT

**Clothes Lines**

- Clothes lines will only be permitted behind a 2.1m high yard wall or in a concealed courtyard. No clothes lines shall be visible from any vantage point and the ZEHOA reserves the right to instruct increases of yard walls on site should this be the case.

**Drainage Pipes**

- Sewer, waste and vent pipes to be concealed where possible or painted to match the building's colour scheme.

**Sewer Package System;**

Each owner shall install at their own cost an on-site sanitation system that shall comply with the following ZEHOA standards:

The system generally approved on the estate is the Calcamite Biomite Sewage Treatment System. (See diagram A below) The system consists of a septic tank, a biological reactor with air blower, a disinfection unit and a holding tank with irrigation pump.

- The positioning on site of this system shall be pointed out to the ZEHOA prior to commencement of construction and agreed at site handover.
- The installation must be inspected and approved by the ZEHOA before an occupation certificate from the Maruleng Municipality will be issued.
- The ZEHOA may at their discretion allow alternatives but have described the generally approved system to ensure a standard of maintenance.
- The ZEHOA will direct where applicable and possible that the sewage system is concealed from view and/or buried.
- This will be determined at site handover and prior to commencement of construction.
- The ZEHOA shall issue water quality minimum requirements of outflow water to the system to which each owners water treatment system shall comply. It will be incumbent on all owners to ensure proper maintenance of their installed systems strictly in accordance with the manufacturers specification.
- Each owner shall be responsible for the correct choice and design of the sewage treatment system, including size and capacity, positioning (with approval of ZEHOA), longevity and maintenance considerations.

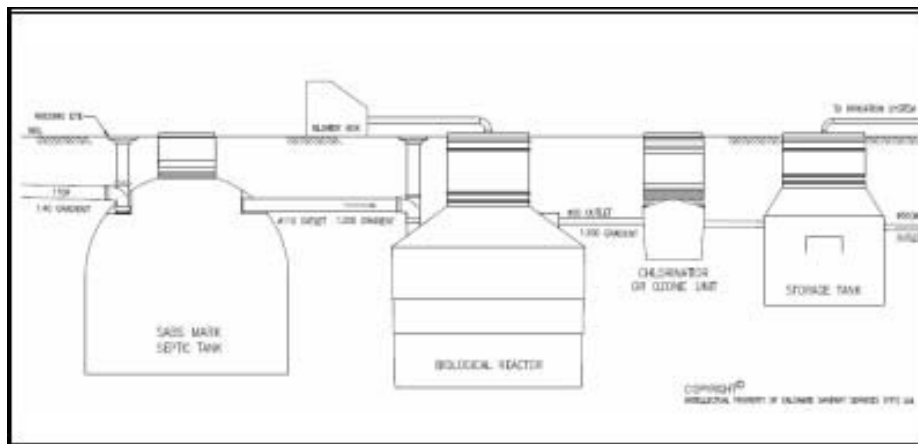


DIAGRAM A: CALCAMITE SEWAGE TREATMENT PLANT

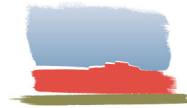
**Water connection and Metering:**

A prepaid water meter system is intended for use on the Estate and all owners will be advised of the system and specified meters by the ZEHOA office on application of the connection.

The water meter shall be purchased by the owner from an approved supplier nominated by the ZEHOA at site handover and installed in an approved position close to the residence which shall be accessible for maintenance purposes. The following must be noted with regard to the prepaid water meter system:

- Owners are to ensure that the pre-paid system has sufficient credit loaded to ensure the system does not shut off the connection when the house is not occupied for an extended period of time. (To protect hot water cylinders and ensure water is at hand to fire hose reels in case of fire)
- Meters are to be installed close to the residence and may need to be supplied with power from the residence. This will mean the pipeline from the boundary of the stand to the meter shall be installed and maintained by each owner to SABS standards. It will be the owner's responsibility to maintain all water lines from the boundary of the stand and fix all leaks to this section of pipe.

PURCHASER	CO-PURCHASER/SPOUSE	SELLER	WITNESS 1	WITNESS 2	AGENT
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**Fire Protection:**

- It will be a minimum requirement for each owner to install sufficient fire hose reels to ensure all built areas can be reached by the hose reels in the case of a fire. The installation of hose reels are to comply with the National building regulations as well as minimum SABS standards.

**Electrical Meters:**

- Electricity may be supplied to Zandspruit Estate by a Specialist Company on behalf of the ZEHOA. To measure electricity consumption, a pre-paid electricity meter system shall be installed in each residence.
- Each owner shall apply directly to the ZEHOA for the prepaid meter installation on commencement of construction and pay all necessary meter fees as levied by the ZEHOA. The metering system shall be installed by a registered electrician through the appointed main contractor and a certificate of compliance shall be issued on completion to the ZEHOA office.
- The vending of power for the pre-paid meter system shall be accessible to each owner at the ZEHOA office or as determined by the ZEHOA from time to time.
- Ownership of the pre-paid meter may, irrespective of the manner in which it is installed in or affixed to the residence, remain vested in the Specialist Company.
- An owner or occupant of the residence shall grant the Specialist Company reasonable access to the residence for purposes of inspecting and carrying out accuracy tests on the pre-paid meter.
- An owner or occupant shall have the right to request the ZEHOA to instruct the Specialist Company to carry out an accuracy test upon payment by the owner or occupant to the ZEHOA of the requisite test fee charged by the Specialist Company from time to time.
- The pre-paid meter shall be deemed to be accurate if the accuracy test reveals a divergence of no more than 2.5% (two comma five percent).

Should the pre-paid meter be found to be inaccurate:

- The owner or occupant shall be entitled to recover from the ZEHOA the test fee paid, and
- The owner or occupant shall be entitled to recover from the Specialist Company an amount equivalent to the amount which was overpaid as a result of the pre-paid meter having been inaccurate, calculated from the date on which the pre-paid meter was installed or the date on which the Specialist Company conducted the last accuracy test, whichever date is the later.

No owner or occupant nor any guest nor employee of the owner or occupant of a section may in any manner whatsoever tamper or interfere with the pre-paid meter.

In the event of the Specialist Company ascertaining that the pre-paid meter has been tampered or interfered with:

- The owner or occupant shall be liable to reimburse the ZEHOA for all costs charged by the Specialist Company to the ZEHOA pertaining to the repair or replacement of the pre-paid meter.
- The owner or occupant shall be liable for payment to the Specialist Company of the amount equivalent to the amount underpaid to the Specialist Company, if any, as a result of the pre-paid meter having been tampered or interfered with, calculated from the date on which the pre-paid meter was installed or the date of which the Specialist Company conducted the last accuracy test, which ever date is the later; and

The Specialist Company shall be entitled to lay such criminal charges with the South African Police Services as shall be appropriate in the circumstance against such person/s that the Specialist Company reasonably suspects of having tampered or interfered with the pre-paid meter.

No person shall be entitled to open any electricity distribution kiosks, electricity meter rooms or electricity distribution boards in the Estate.

**Gardens and Landscaping:**

- Only plants indigenous and endemic to the area shall be allowed to be planted on Zandspruit Estate. Gardens and landscaping, including lawns shall be contained within the 20m radius and further physically contained with low level plinth walls.
- The ZEHOA will have an approved plant species list available for reference should owners not be sure of the suitability of a specific plant. The final decision rests with the Estate Manager of the ZEHOA.

**Decks:**

The following decks are allowed on Zandspruit Estate:

- Solid Hardwood Balau, Billian or similar approved.
- CCA treated Pine Decks, stained Dark in colour
- Approved Composite PVC type decks.

Decks are to be constructed within the 20m radius circle and shall not encroach this limit. All decks are to be either stained dark in color (Mahogany or Teak) or naturally weathered in the case of Balau or resistant hardwoods.

PURCHASER	CO-PURCHASER/SPOUSE	SELLER	WITNESS 1	WITNESS 2	AGENT

**D. ARCHITECTURAL CONTROLS: AERO ESTATE STANDS:****D.1 ALLOWABLE ARCHITECTURAL STYLES**

The following architectural styles shall be allowed on the Aero Estate Stands:

- Bush Pavilion
- Farmhouse

**D.2 ARCHITECTURAL, TOWN PLANNING AND SITING CONTROLS:****Zoning and Land Use:**

- The Estate falls under rural residential zoning allowing one residence per stand. The development will be incorporated into the existing town planning scheme of Hoedspruit.

**Building Lines and Development Restrictions:**

- No building peg is placed on Aero Estate properties. Sites are regulated by building lines and the residence can be placed within the demarcated building lines taking into account preservation of trees and neighbouring houses
- Boundary peg positions are fixed with GPS co-ordinates that are verified at commencement of construction and shall not be moved under any circumstances.
- A dedicated hangar building line is given for each stand. Hangars of prescribed design only shall be built inside the hangar zones.

**Boundary Pegs**

- The boundary pegs driven into the ground on the property, represents the contractual property boundaries and shall under no circumstance be moved.
- It is the express responsibility of the purchaser to verify the position and its accuracy prior to commencement of building works. Pegs and services must be pointed out to the contractor at site handover.

**Allowed beds/ living Units per stand:**

One dwelling unit per stand shall be permitted. Secondary living units such as servants quarters and "granny flats" shall conform to the style of the main residence and comply to the following design principles:

- One secondary living quarters to the main dwelling may be erected subject to the ZEHOA and local authority approval. The maximum area of the secondary living quarters shall be 60 square meters.
- Only one main kitchen per residence shall be allowed. A second prep kitchen will only be allowed with a small fridge, preparation bowl and microwave.
- The erection of the main / primary buildings and out / secondary buildings are to take place simultaneously.
- The total number of beds (each single sleeping position counted as one bed) to each house shall not exceed ten beds. This shall include servants quarters.
- All plans submitted for approval shall show beds drawn in on plan.
- Bedrooms may be separated from a central living unit as stand alone satellite structures or loose standing pavilions. These must be connected to the central area with covered walkways/pathways, on condition that such bedrooms are all constructed within the designated building area limit and that they are the same style as the main building. No individual kitchens shall be allowed in such satellite bedrooms.
- The garage / carport may be detached from the main building.
- Hangars will only be allowed in demarcated zones and may be used to house vehicles.

**Heights and Levels of Buildings Generally:**

- The development has imposed single storey restrictions to all stands on the Estate with the intent to ensure controls to preserve views and privacy as the development is established.
- No owners shall be allowed to construct double storey residences on their stands or residences higher than a single storey. Mezzanine levels will be allowed in the roof spaces of the Traditional farmhouse and Pavilion style as long as the building remains within the overall height restrictions.
- No dormer or high level windows will be allowed to such mezzanine levels – ventilation louvers which emit no light at night may be installed at high level.
- Refer to height restrictions under specific architectural controls described in more detail below per style.

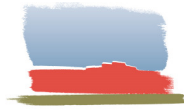
**House Size**

- The maximum house size prescribed is 750 square meters and will be determined by development boundaries. The minimum house size allowed on the Estate shall be 150 square meters under roofed area.

**Town Planning and Building Regulations**

- The restrictions as set out in this document are in addition to any restriction imposed in terms of conditions of title, town planning schemes, National or any other building regulations.
- The approval of any plans or improvements within the Estate shall be at the sole discretion of the ZEHOA notwithstanding any other approvals received from 3<sup>rd</sup> parties.
- Similarly, compliance with restrictions imposed by the ZEHOA shall under no circumstances absolve the owners from the need to comply with restrictions imposed by third parties, nor shall the ZEHOA approval be construed as

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permitting any contravention of restrictions imposed by any authority having legal jurisdiction, including aviation authorities.

**Hangar regulations:**

- Owners are advised that hangars are only to be used for the parking of aircraft and other vehicles belonging to the owner. Storage of aviation fuel is only permitted in drums to a maximum of 420 liters.
- Under no circumstance are hangars to be used as workshops or to house any secondary living quarters.

**Maintenance**

- The Owner shall at all times maintain the exterior of the house, the swimming pool, garden, screen walling or fencing and decks, and any visible element to the satisfaction of the ZEHOA.
- Should the ZEHOA find at any time that this is not done, the ZEHOA shall advise the owner in writing to have the particular element repaired or maintained within 14 calendar days of the written notice.
- Should the owner fail to comply with the written notice the ZEHOA shall have the authority to repair or maintain the element on behalf of the owner and recover the cost directly from the owner or through the Estate levy system.

**Appearance**

- Owners shall at all times ensure that any object which, in the opinion of the association, is considered unsightly or to the detriment of the appearance of the Estate, that such item not be visible from common areas or other properties. Objects which should be screened from view include among others washing lines, exposed plumbing, swimming pool pumps, trailers etc.
- Yard walls to conceal washing lines and lockable refuse bin housings in yards are mandatory. Yard walls shall be maximum 2.1m high.

**Courtyards:**

- The ZEHOA may prescribe to the owner to construct a courtyard of a maximum size of 250 square meters with solid brick walls to enclose dogs.
- Such walls shall be designed to fit into the design of the residence and shall be a maximum of 2,1meters high.

**Recycling of Waste and 'Green' refuse system:**

- Zandspruit Estate shall prescribe to a green refuse system. It will be mandatory for each owner to keep at least two coded bins at the residence suitably enclosed in a lockable bin room as determined by ZEHOA from time to time.
- Each bin shall be for a particular waste type and it will be each owner's responsibility to separate waste into the designated bins.
- All bins shall be of a prescribed standard size and type the details of which will be found in the ZEHOA's rules.
- Lockable bin rooms to suit the architecture of the residence shall be allowed for in the yards of each residence which shall prevent baboon access and which shall be fully screened from the exterior. These bin rooms shall be easily accessible through one yard door.

**Flood lines:**

Under no circumstances can any permanent structure be erected inside the flood line or riverine Bush area.

**Treatment of Stand Boundaries & Erection of Barricades:**

In order to avoid the unsightly appearance of many residential areas, the planning of stand boundaries is considered to be of great importance and shall preclude the erection of any fences or barricades. The following rules will apply:

- No structures shall be erected outside the demarcated "building zone".
- If, for reasons of privacy, a screen (for example to screen a swimming pool or to screen a laundry area), is desired, then this design should be integrated into the design of the house and of a design and approved by ZEHOA's Estate Architect.
- Walls and screen elements shall be 2.1m (Two Comma One Meters) in height and shall be linked to the house.

**Treatment of Storm water**

- It will be expected from all owners of lower lying properties to accommodate the excess Storm water from higher lying areas, which cannot be directed to the storm water channel as provided, where applicable.

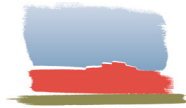
**Aero Estate Stand Building Lines, Hangar zones and Build Areas:**

Refer to Diagrams A and B below. Each of the Aero Estate stands border the runway and has hangar zones. Sites are divided into Riverside and Bush stands with each side having their own restrictions as set out in the diagrams below.

Two different building line restrictions exist on the Aero Estate stands.

Riverside Stands have a road between the hangar space and the site and the Bush side stands have no road.

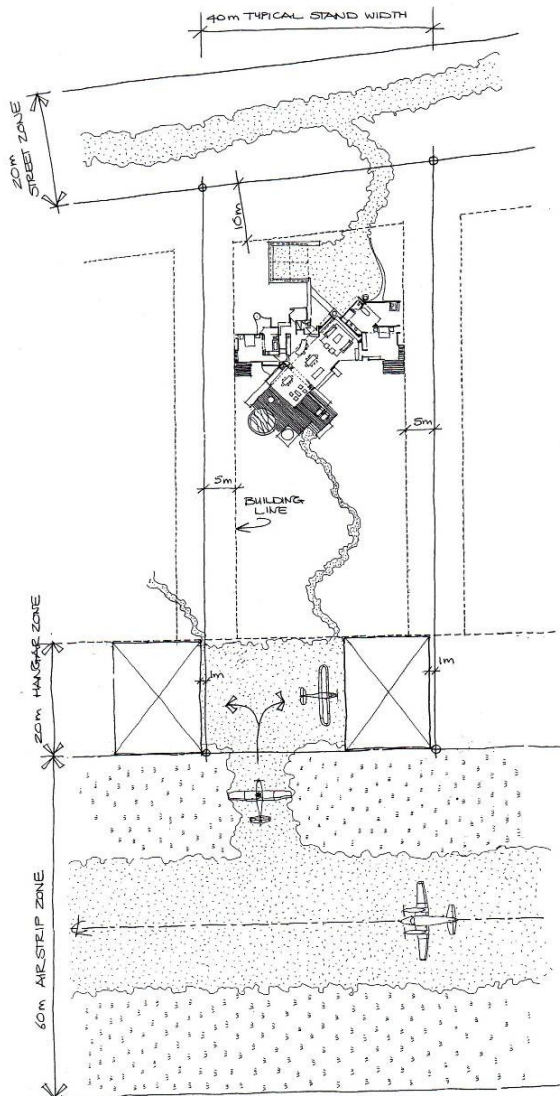
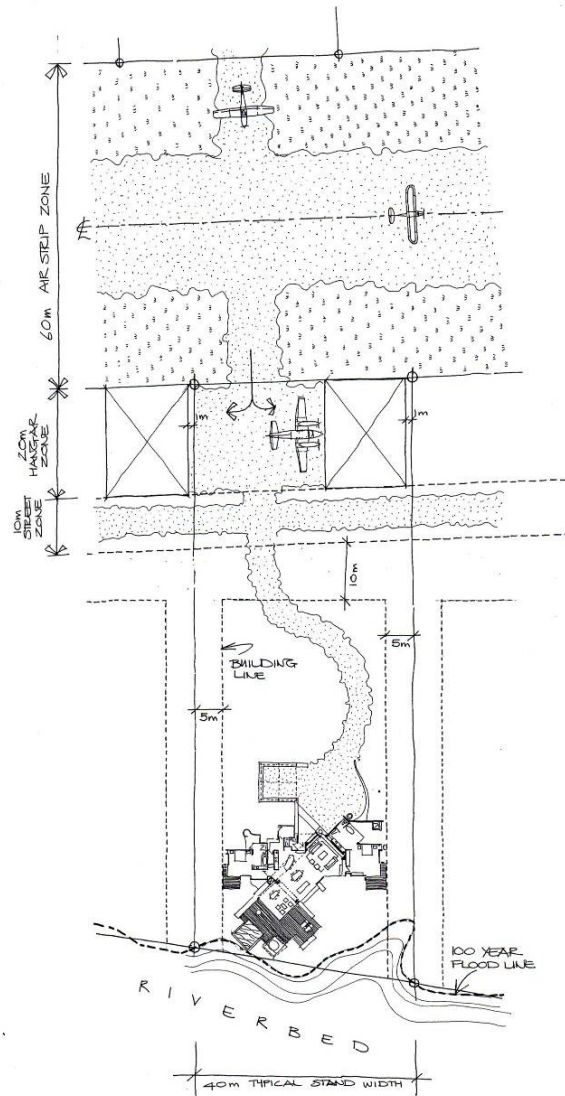
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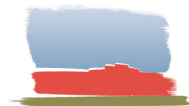
- The limit to any structure or landscaping to be built on the site shall be limited to 5meter side building lines and 10meter road side building lines.
- Hangar zones shall be used exclusively for the construction of hangars which shall be of a pre-approved design and size only. Hangar design guidelines will be issued on registration of the property at commencement of design.
- The prescribed design is available from the offices of the Estate Architect.

**Please note:**

In addition to the aforesaid building lines other built to lines, servitudes and or right of ways may be imposed by the ZEHOA, the local authority or the developer and it is incumbent upon the owner to carefully peruse the Agreement of Purchase and Sale to ascertain whether any further building lines may be applicable to the property.

**DIAGRAM A: BUSH SIDE STAND****DIAGRAM B: RIVERSIDE STAND****D3. EXTERNAL ELEMENTS AND SERVICES:****Low Carbon and Green Approach to building:**

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All purchasers are encouraged, through the careful and efficient planning of all the energy intensive services in their prospective residences, to minimize their energy usage and carbon footprints.

To achieve this; the following options are encouraged:

- **Geysers:** The use of either a Heat Pump, Solar Geyser or Gas Geysers is mandatory. As new technology is introduced, these will be considered by the ZEHOA from time to time.
- **Toilets:** Dual flush water saving cisterns are compulsory and must be indicated as a note on all building plans submitted for approvals
- **Gutters:** It is recommended that gutters are installed (except in thatch buildings) or surface water channels (for e.g. flat roof stormwater drainage) to capture and **collect rainwater** into a storage tank system. This can in turn be utilized for irrigation. Rainwater collection tanks must be screened from view or be installed underground.
- **Gas stoves** or a combination of gas hobs and electric ovens are recommended.
- **Proper roof insulation** is to be applied to all sheeted roof houses, to minimize unwanted energy loss/ gain.
- **Recycled water** from the purification system may be used for irrigation, water features, cleaning purposes or may be discharged into the environment.
- **LED globes** are recommended. Alternatively, all light fittings must have energy saving globes installed.
- **Air conditioner** condensers are to be of the inverter type.

#### Aerials:

- Careful consideration is to be given to the positioning of satellite dishes and TV aerials. Their highest point should be below the nearest roof eave line and all externally mounted aerials or satellite dishes shall be painted in approved colours to match the background onto which they have been mounted. Aerials, satellite dishes etc shall not be mounted on chimneys.

#### Generators:

The installation of generators will be allowed on the estate and shall comply to the following requirements:

- All generators shall have their own dedicated plantrooms forming part of the residence it is serving
- All generators shall be fitted with noise dampers and shall not emit more than 10DB continuous noise audible from 50 metres away from the 20metre radius edge.
- All exhaust pipes shall be positioned in such a place as to avoid nuisance to neighbours.
- Generators shall be installed as part of the electrical installation and shall be certified as safe by a registered electrician.
- Generators shall only be used in the case of a general power failure. ZEHOA will have the right to disconnect a generator if used when electricity supply is available to the residence.

#### Solar Panels:

- Solar heating panels will be allowed but are to be proprietary systems and not home made. Panels shall only be flat mounted on the residence roof at the same angle as the roof.
- Solar panels shall not be allowed to be mounted on flat roofs, unless sufficiently screened by approved methods from the neighbouring properties.

#### Pools, Pool Pumps and Filters:

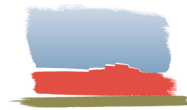
It is generally recommended that pools are raised at least 1meter off the natural ground level to prevent drowning of animals. The following further rules shall apply:

- Pools shall be maximum 18 square meter in size where 18 square meters is measured as the internal pool dimension – i.e. taken as the surface area of the water excluding the water in the rim flow section if applicable
- Pools can be of any shape except beach type pools.
- Pools should be fenced with approved fencing only where required by law. These fences shall be of wattle lathe or thin steel fencing only to match the general architecture of the building.
- All pool pumps should be screened off or hidden below decks or within pool structure or house plinths.
- All pool finish colours are allowed.
- No water features shall be allowed which feed from the pool system.
- No fake rock pool surrounds shall be allowed.
- No fake water holes are to be constructed as part of pools or separated from pools
- All backwash pipe exits are to be properly packed with rock i.e. with a French drain to protect against erosion.
- Each owner shall be responsible for the safety aspects in the design of his/her pool

#### Air-conditioning Condensers

- External condenser units should be installed at ground level or on flat roofs and screened off from view with screens that suit the architecture of the residence. Condensers should be painted the same colour as the background on which they are mounted.
- Air conditioners condensers must be of the inverter type.

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**Clothes Lines**

- Clothes lines will only be permitted behind a 2.1m high yard wall or in a concealed courtyard. No clothes lines shall be visible from any vantage point and the ZEHOA reserves the right to instruct increases of yard walls on site should this be the case.

**Drainage Pipes**

- Sewer, waste and vent pipes are to be concealed where possible or painted to match the building's colour scheme.

**Sewer Package System**

Each owner shall install at their own cost install an on-site sanitation system that shall comply with the following ZEHOA standards:

The system generally approved on the Estate is the Calcamite Biomite Sewage Treatment System. (See diagram A below) The system consists of a septic tank, a biological reactor with air blower, a disinfection unit and a holding tank with irrigation pump.

- The positioning on site of this system shall be pointed out to the ZEHOA prior to commencement of construction and agreed at site handover.
- The installation must be inspected and approved by the ZEHOA before an occupation certificate form the Maruleng Municipality will be issued.
- The ZEHOA may at their discretion allow alternatives but have described the generally approved system to ensure a standard of maintenance.
- The ZEHOA will direct where applicable and possible that the sewage system is concealed from view and/or buried. This will be determined at site handover and prior to commencement of construction.
- The ZEHOA shall issue water quality minimum requirements of outflow water to the system to which each owners water treatment system shall comply. It will be incumbent on all owners to ensure proper maintenance of their installed systems strictly in accordance with the manufacturers specification.
- Each owner shall be responsible for the correct choice and design of the sewage treatment system, including size and capacity, positioning (with approval of the ZEHOA), longevity and maintenance considerations.

**Water connection and Metering**

A prepaid water meter system is intended for use on the Estate and all owners will be advised of the system and specified meters by the ZEHOA office on application of the connection.

The water meter shall be purchased by the owner from an approved supplier nominated by the ZEHOA at site handover and installed in an approved position close to the residence which shall be accessible for maintenance purposes. The following must be noted with regard to the prepaid water meter system:

- Owners are to ensure that the pre-paid system has sufficient credit loaded to ensure the system does not shut off the connection when the house is not occupied for an extended period of time. (To protect hot water cylinders and ensure water is at hand to fire hose reels in case of fire)
- Meters are to be installed close to the residence and may need to be supplied with power from the residence. This will mean the pipeline from the boundary of the stand to the meter shall be installed and maintained by each owner to SABS standards. It will be the owner's responsibility to maintain all water lines from the boundary of the stand and fix all leaks to this section of pipe.

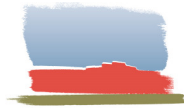
**Fire Protection**

- It will be a minimum requirement for each owner to install sufficient fire hose reels to ensure all built areas can be reached by the hose reels in the case of a fire. The installation of hose reels are to comply with the National Building Regulations as well as minimum SABS standards.
- Hose reels shall be connected to the main water system as part of the main supply line and metered water supply to the residence.

**Electrical Meters**

- Electricity will be supplied to Zandspruit Estate by a Specialist Company on behalf of the ZEHOA; and to measure electricity consumption, a pre-paid electricity meter system shall be installed in each residence.
- Each owner shall apply directly to the ZEHOA for the prepaid meter installation on commencement of construction and pay all necessary meter fees as levied by the ZEHOA. The metering system shall be installed by a registered electrician through the appointed main contractor and a certificate of compliance shall be issued on completion to the ZEHOA office.
- The vending of power for the pre-paid meter system shall be accessible to each owner at the ZEHOA's office or as determined by the ZEHOA from time to time.
- Ownership of the pre-paid meter may, irrespective of the manner in which it is installed in or affixed to the residence, remain vested in the Specialist Company.
- An owner or occupant of the residence shall grant the Specialist Company reasonable access to the residence for purposes of inspecting and carrying out accuracy tests on the pre-paid meter.
- An owner or occupant shall have the right to request the ZEHOA to instruct the Specialist Company to carry out an accuracy test upon payment by the owner or occupant to the ZEHOA of the requisite test fee charged by the Specialist Company from time to time.

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- The pre-paid meter shall be deemed to be accurate if the accuracy test reveals a divergence of no more than 2.5% (two comma five percent).

Should the pre-paid meter be found to be inaccurate:

- The owner or occupant shall be entitled to recover from the ZEHOA the test fee paid, and
- The owner or occupant shall be entitled to recover from the Specialist Company an amount equivalent to the amount which was overpaid as a result of the pre-paid meter having been inaccurate, calculated from the date on which the pre-paid meter was installed or the date on which the Specialist Company conducted the last accuracy test, whichever date is the later.

No owner or occupant nor any guest nor employee of the owner or occupant of a residence may in any manner whatsoever tamper or interfere with the pre-paid meter.

In the event of the Specialist Company ascertaining that the pre-paid meter has been tampered or interfered with:

- The owner or occupant shall be liable to reimburse the ZEHOA for all costs charged by the Specialist Company to the ZEHOA pertaining to the repair or replacement of the pre-paid meter.
- The owner or occupant shall be liable for payment to the Specialist Company of the amount equivalent to the amount underpaid to the Specialist Company, if any, as a result of the pre-paid meter having been tampered or interfered with, calculated from the date on which the pre-paid meter was installed or the date of which the Specialist Company conducted the last accuracy test, which ever date is the later; and

The Specialist Company shall be entitled to lay such criminal charges with the South African Police Services as shall be appropriate in the circumstance against such person/s that the Specialist Company reasonably suspects of having tampered or interfered with the pre-paid meter.

No person shall be entitled to open any electricity distribution kiosks, electricity meter rooms or electricity distribution boards in the Estate.

#### **Gardens and Landscaping**

- Only plants indigenous and endemic to the area shall be allowed to be planted on Zandspruit Estate. Gardens and landscaping, including lawns shall be contained within the 20m radius and further physically contained with low level plinth walls.
- The ZEHOA will have an approved plant species list available for reference should owners not be sure of the suitability of a specific plant. The final decision rests with the Estate Manager of the ZEHOA

#### **Decks**

The following decks are allowed on Zandspruit Estate:

- Solid Hardwood Balau, Billian or similar approved.
- CCA treated Pine Decks stained Dark in colour
- Approved Composite PVC type decks.

Decks are to be constructed within the building area and shall not encroach this limit. All decks are to be either stained dark in colour (Mahogany or Teak) or naturally weathered in the case of Balau or resistant hardwoods

### **E. PROCEDURES AND APPROVALS:**

#### **E.1 ARCHITECTS**

The Zandspruit Estate has appointed an Estate Architect to design, document and supervise improvements on the Estate to Home Owners requirements and subject to the Architectural Guidelines outlined below. Should the member elect to use an architect other than the approved architect, procedures for the approval of building plans are to be adhered to, which are detailed below:

- Homes shall be designed by a Professional Architect Registered with the South African Institute of Architects and South African Council for the Architectural Profession.
- Such architects shall be appointed to perform full services, which shall include supervision of the building project for which they shall be professionally liable. Under no circumstances will building operations proceed without professional supervision or will owner-building be allowed.
- The Architect is to register with the ZEHOA and agree in his appointment to attend Estate meetings called by the ZEHOA from time to time.
- Plan approval procedures, Site Hand-over Procedures at commencement of construction as well as Site Hand-back procedures to the owner on completion as detailed below are to be adhered to.

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## E.2 WORK REQUIRING ZEHOA PERMISSION PRIOR TO COMMENCEMENT

Any owner intending to carry out any of the following improvements must obtain prior written approval from the ZEHOA with plans approved/ written approval obtained for each of the following:.

- The construction of new buildings on open stands, whether a building package or not.
- All structural, aesthetic and external alterations or additions to existing structures whether the construction of existing buildings is in progress or completed.
- Underground construction (i.e.) drains water pipes, electricity, any services conduits or any other underground work.
- Painting any existing external facades if the colour varies from the original.
- The construction of Garages and Carports.
- Installation of any outdoor lighting.
- The construction of swimming pools.
- Walls, gates or any landscaping construction.
- Cutting down of any indigenous trees or removal of any natural rock outcrop.

Procedures to obtain approval will include meetings where necessary with the ZEHOA and the submission of plans as described below, or obtaining written approval as required or directed by the ZEHOA.

## E.3 PROCEDURE FOR APPROVAL OF BUILDING PLANS BY ZEHOA

The directors of the ZEHOA have appointed an Estate Architect to whom they have delegated the authority to approve building plans for new houses or alterations to existing houses within the Estate. This system of plan submission will be dealt with through the ZEHOA offices.

### Project Registration (applicable to all freehold stands of the development)

Prior to commencing, the owner and or his appointed Architect shall register the commencement of the project on the purchased stand, with the ZEHOA and the following procedure is to be followed:

- On registration of the project with the ZEHOA a project Registration pack will be received which contains the following:
  - Prepaid meter information and payment details for water and electricity.
  - Building levy value and payment information.
  - Survey Checklists.
  - Checklists for plans which are to be submitted to the Estate Architect.
  - Site Handover and Handback Procedures and checklist.
  - Contractors Rules for signature by the selected contractor.
  - Application forms for water and electrical connection points.
  - Security Access system and entry permit registrations.
- Registration shall be subject to the submission of professional details of the responsible Architect, including the SA Council of Architects registration details.
- Registration shall also be subject to proof of transfer of the property into the name of the owner applying to register a project.

### Plan Submission

An owner will be required to submit final building plans to the ZEHOA for scrutiny prior to the construction of any building on the Estate. The plans shall be in accordance with the requirements of the local authority, National Building Regulations as well as the requirements of this document.

A survey of the site shall be mandatory to accurately show tree positions as well as contours

Three copies of all documents shall be submitted for approval:

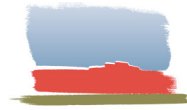
- One copy is to be retained by the Aesthetics Committee / Estate Architect for its records when checked.
- The second is to be collected from the ZEHOA offices, which will be returned with stamped approval together with any comments to the owner. This copy is to be kept on site at all times during construction for periodic inspections by the ZEHOA.
- The third copy will be kept on record at the ZEHOA offices.
- It is to be noted that only copies of the approved plan from the ZEHOA, can be handed in to the Maruleng Municipality for approval.

If building plans contain adequate information and conform to the Estate rules and the approved architectural style, they will be approved within two weeks of submission. A checklist of items to be shown on plans will be included in the registration pack. The following information is required in broad terms: (refer to checklist issued on registration for full details):

A **Site plan** showing the following:

- A survey of the site show tree positions as well as contours
- Boundaries, building lines and servitudes.

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- All intended buildings and structures to be erected on the stand
- Adjacent stands with stand numbers
- The proposed access driveway to the residence from the road and the treatment of the surface of the access route.
- Contours with intervals of not more than 1 meter are required to be shown on site plans. (detailed contour layouts of all stands are to be commissioned by each owner by a surveyor showing tree positions etc prior to compiling plans)
- Electrical and Water connections to be shown
- Proposed Sewer treatment plant and location. Details of system
- 1:50 and 1:100 year flood lines where applicable

This site plan must indicate surveyed positions of all trees with trunks larger than 100mm diameter and natural protected areas such as rocky outcrops and the like that fall within the development circle. Site plans are also to indicate the trees that are proposed to be removed in the building process.

Plans, Sections and Elevations of all buildings– including outbuildings are to be shown including all finishes and describing materials and colours.

- An electrical layout is to be included showing the proposed positions of all light fittings intended for the building and surrounding garden.

The building plans must be submitted to the ZEHOA offices.

#### E.4 APPROVAL OF BUILDING PLAN BY LOCAL AUTHOROTIES

Once plans have been approved and stamped and signed by the ZEHOA, the building plans are to be submitted to the Local Authority for its approval. On receipt of the Local Authority's approval, the owner may proceed with the construction of the building in accordance with the building by-laws, standard building regulations and the approved building plans as well as the Site Handover procedures provided at the registration of the project with the ZEHOA.

Zandspruit Estate construction procedures received upon registration of the site with the ZEHOA are to be followed.

The first step for commencement of construction is to arrange a formal site handover meeting at which the ZEHOA representative shall be present, together with the client and building contractor. A site handover certificate must be signed by all three of the above parties prior to construction commencing.

The procedures for **commencement of construction & handing over of the site to a building contractor** and **conditions for execution of the works** is provided in further detail below and contained in the registration pack.

#### E.5 SELECTION AND CONDITIONS OF APPOINTMENT OF A BUILDING CONTRACTOR

Although a list of the 4 (four) approved contractors for the Estate shall be updated from time to time by the Estate architects, the owner of the stand shall be solely responsible for the choice of building contractor for the construction of the proposed residence.

The owner and contractor shall be required to sign an agreement with the ZEHOA to regulate the building activities on the stand. This contract will include, but will not be limited to the following:

- The requirement that the building contractor pay a refundable deposit to the association of R10 000 per stand as security against default of any of the conditions of such a contract.
- The obligation to ensure that any material suppliers and delivery trucks, or vehicles for that contractor, do not damage the Estate roads or any parts thereof. Any damage so caused will be the responsibility of the contractor.
- Conditions relative to the delivery and storage of materials
- Noise abatement
- Working hours on site are 07h00 to 16h00.
- Transportation routes to the Estate and to the stand.
- Security procedures within the Estate
- Removal of rubble from the stand and the Estate.
- The erection of boards and signs.
- Maximum loads of delivery and construction vehicles.

#### E.6 PROCEDURES FOR HANDING OVER OF A SITE TO A CONTRACTOR

The following must be in place prior to the handing over of the site to a contractor for commencement of construction:

- The plans duly stamped and approved by the ZEHOA.
- The plans approved by the Local Authority (Maruleng District Municipality)
- Transfer of ownership of the stand in the name of the owner with a letter of confirmation from the owner in this regard. (see registration procedure above)
- The proposed house set out on site with danger tape showing the full extent of all structures to be erected and trees to be removed/ affected by the residence.
- NHBRC Unit Enrolment and contractors registration certificates (Statutory requirement)
- A temporary toilet for the workers on site.

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A blank **SITE HANDOVER CERTIFICATE** will be issued with the registration pack listing the information to be issued at site handover.

On COMPLETION of any building contract or improvements to the stand, the contractor and registered Architect must arrange another meeting at which a completion inspection will be held and a **PROJECT COMPLETION CERTIFICATE** to be signed by the Contractor, Architect, registered Owner and the EBACO. The blank **PROJECT COMPLETION CERTIFICATE** will be issued with the registration pack listing the information to be issued at site handover.

#### **E.7 TIME WITHIN WHICH BUILDING IS TO BE COMMENCED AND COMPLETED**

- Construction must commence within 7 (seven) days of signature of the SITE HANDOVER CERTIFICATE.
- Construction must be completed within 9 months from the date of signature of the SITE HANDOVER CERTIFICATE
- The erection of the main / primary buildings and out / secondary buildings are to take place simultaneously.
- The ZEHOA has the full right to instruct the owner or appointed contractor to complete any building project shelved for a period longer than 3 months in an incomplete state. In extreme cases where these buildings are left incomplete, the ZEHOA shall have the right to re-habilitate the stand to its original condition.

#### **E.8 CONDITIONS RELATING TO THE EXECUTION OF THE WORKS**

The conditions laid out in the Builders code of conduct that is to be signed by each owner and their builder is to ensure that all construction activities on Zandspruit Estate proceeds in an orderly manner, with the least possible disruption to other property owners. These conditions relate specifically to building contractors activities and are binding on all owners. It is the responsibility of the owners to ensure that their building contractor is made aware of the conditions and comply strictly with them. The conditions for building contractors are set out in the document "Builders Code of Conduct", which must be read in conjunction with this document.

If it becomes apparent that a contractor is not following the conditions, the ZEHOA will have the right to advise the applicable party in writing to have the default rectified within 7 days of such notice. Should such a default persist, the ZEHOA shall have the right to suspend building activities immediately and it accepts no liability for any losses sustained by the owner as a result of this action.

#### **E.9 APPROVAL BY THE HOME OWNERS ASSOCIATION**

The decision on whether or not the plans are acceptable, shall be at the sole discretion of the ZEHOA's Estate Architect in collaboration with the Aesthetics Committee of the ZEHOA, which decision shall be taken within the framework of the guidelines contained herein together with the registration pack issued to the owner/appointed professional on registration of the project with the Estate Architect.

- The ZEHOA shall be entitled not to approve the plans for any house, which in their sole opinion would detract from the appearance of, or reduce the value of other houses in the Estate and which are in the opinion of the ZEHOA against the intent of the developer. The decision in this regard shall be full and final.
- Where required ZEHOA shall give reasons for rejecting such a plan, but ZEHOA shall not incur any liability to any person in provisions of these reasons. The proper design of residences shall remain the responsibility of the appointed professional Architect.
- Approvals by the Estate Architect and ZEHOA shall be for conformity to the architectural guidelines only and shall not be for scrutiny of the submitted design in terms of functionality or technical correctness. The Estate Architects, the ZEHOA or EBACO shall not carry any responsibility in this regard.

#### **E.10 TRANSGRESSION AND PENALTIES**

Should any construction work not comply with the terms and conditions of the approved project, the ZEHOA will formally notify the owner to cease all activities and modify the work and/or drawings in order to comply with the terms and conditions therein. If the owner fails to comply with this notice then the ZEHOA will apply to the judicial authorities in order to obtain a formal stop order. The legal costs will be for the account of the owner and the owner will also be responsible to restore the site to its former state.

PURCHASER	CO-PURCHASER/SPOUSE	SELLER	WITNESS 1	WITNESS 2	AGENT