



ARCHITECTURAL
GUIDELINES AND
RULES

1. INTRODUCTION

1.1. Concept Statement

These Architectural Guidelines and Rules must be read in conjunction with the CONDUCT RULES REGARDING BEING A RESIDENT AND/OR HOME OWNER ON THORNY BUSH ESTATE.

The main objective of the development is to provide a high quality lifestyle for residents with secure living in a residential parkland and a high standard of architecture. The guidelines permit design expression with maximum freedom whilst retaining the benefits of overall harmony for the entire development through restrictions on basic materials, fenestration and finishes, but not on stylistic approach.

Environmentally sensitive design is recommended and energy efficiency should give emphasis to the proper thermal insulation of roofs, use of natural gas and the correct orientation of the house.

To soften the visual impact of the development, particular care must be taken with the fencing, security features and entrances. Soft landscaping will be used to prevent these from being visually intrusive and to ensure that they blend-in rather than stand out from their surroundings.

The purpose of these guidelines is to protect the abovementioned objectives of the development, by informing owners, architects and designers of the requirements of the Thorny Bush Estate and to provide information relating to the procedures to be followed in order to obtain the necessary approval from the Home Owners Association for all the buildings and structures to be erected on each stand, including any additions or alterations thereto.

The guidelines are intended to foster development that will enhance the community's overall image, identity, value and appearance. The application and adherence to the guidelines and the design review process ensures that the overall integrity of the project is retained, and ensures that the property values are maintained as the development process progresses.

These guidelines allow for a broad range of personal choice in the external appearance of the house while simultaneously adding to the overall character of the Estate by using certain identifying elements.

Adherence to the guidelines and rules will be to the benefit of the Thorny Bush Estate, all its owners as well as investors.

Despite any rule or guideline contained in this document, the HOA Aesthetics Committee reserves the right to approve or refuse any design aspect of a plan. A decision made by the Committee in this regard is final.

1.2. Vision

The adopted style of architecture uses natural materials and earthy colours in harmony with the surroundings. The scale, overall layout and design of the development is in line with the bushveld setting of Mokopane.

Buildings should blend into the local environment and maintain a low-key appearance. This will be promoted through the use of natural stone, specified materials and textures as well as a dominant roof theme.

1.3. Architectural Language: "Contemporary Bushveld"

The contemporary bushveld architectural theme aims to marry the more traditional bushveld residential style with modern finishes and design features. The overall feeling is an African one, with large open plan kitchen and living areas that feed out on to expansive entertainment spaces. Exaggerated texture is achieved through natural stone and plaster finishes, as well as the use of bush colours: shades of tan, brown and straw. The extensive use of natural structural materials contribute to the overall earth splendor.

2. DESIGN ASPECTS

The restrictions on height, coverage, building lines etc. will be in compliance with the Mogalakwena Land Use Management Scheme of 2008.

Single storey dwellings, that do not break the tree line, are strongly recommended. Certain stands may be restricted from having double storey dwellings, for aesthetic reasons and in context of neighboring stands.

3. BUILDING ENVELOPE

Please take note that the basic setback lines are as indicated below, unless indicated otherwise in the title deed, which takes preference over these rules and guidelines.

All buildings must be a minimum of:

- 3.1. 5 m away from the street boundary;
- 3.2. 2 m away from side or common boundaries;
- 3.3. 2 m away from the golf course/private open space where applicable.

Swimming pools and outbuildings must be a minimum of 2 m away from boundaries.

4. COVERAGE

The maximum coverage of a stand is 50% of the total stand. Coverage means the area of a property covered by buildings as seen vertically from above and expressed as a percentage of the area of the erf, but excluding a structure without a roof or covered by hailnet. The minimum gross building area on all stands, is 120 m². A maximum of 80% of the ground floor area may be used for the first floor.

5. BUILDING FORM

Long, unarticulated building forms must be avoided.

5.1. Levels and Building Platforms

The dwellings must follow the slope of the land. The following rules apply:

5.1.1. Volume of fill must be equal to volume of cut;

5.1.2. Notwithstanding the above, no platform may exceed a height of 1,2 m above the natural ground level.

5.1.3. Similarly, not cutting may exceed a depth of 1,2 m.

5.2. Plan Shapes

5.2.1. The façade that faces onto a street, golf course or private open space needs to be treated in such a way so as to avoid one continuous line.

5.2.2. At least 30 % of the dwelling facing the private open space or golf course must have a veranda.

6. BUILDING HEIGHT

6.1. Single storey dwellings

6.1.1. The wall plate must be no higher than 3.2 m above the finished floor level.

6.1.2. The total height of the building may not exceed 8.2 m from the natural ground level, measured in the center of the dwelling.

6.2. Double storey dwellings

6.2.1. The total height of the building may not exceed 11.4 m.

7. EXTERNAL WALL FINISHES

All external wall finishes must be within the overall colour range specified by this document. The following finishes are encouraged:

7.1. Smooth or textured painted plaster;

7.2. Stone cladding;

7.3. Combination of plaster and cladding;

7.4. Face brick and rock face allowed subject to special approval by the Aesthetics Committee.

8. DOOR AND WINDOWS

The following features are recommended:

8.1. Large glazed pane or cottage pane windows;

8.2. Anodized aluminum frames;

8.3. Door and window frame colour must be consistent throughout the exterior of the house.

9. ROOFS

9.1. The following materials may be used:

9.1.1. Cement roof tiles;

9.1.2. Corrugated sheet metal;

9.1.3. Chromadek baked enamel sheet.

9.2. The roof must be one of the following colours:

9.2.1. Safintra

- 9.2.1.1. Rain Cloud;
- 9.2.1.2. Slate;
- 9.2.1.3. Thunderstorm;
- 9.2.1.4. Rustic Bark.
- 9.2.2. Global Roofing Solutions
 - 9.2.2.1. Black;
 - 9.2.2.2. Bronze;
 - 9.2.2.3. Charcoal.
- 9.2.3. Marley
 - 9.2.3.1. Brown;
 - 9.2.3.2. Standard Slate;
 - 9.2.3.3. Standard Brown;
 - 9.2.3.4. Antique Brown;
 - 9.2.3.5. Antique Slate.
- 9.2.4. Coverland
 - 9.2.4.1. Brown;
 - 9.2.4.2. Slate Grey;
 - 9.2.4.3. Farmhouse Kalahari;
 - 9.2.4.4. Black;
 - 9.2.4.5. Farmhouse Brown.

9.3. All roofs must have a pitch between 5° and 45°.

9.4. Chimneys are encouraged, but must not break the outline of the house.

9.5. Large overhangs are encouraged (e.g. 600 mm).

9.6. Gutters are discouraged.

9.7. Parapet walls for hiding pergolas, carports etc. are permitted.

10. VERANDAS' AND DECKS

10.1. Verandas' and Decks must be finished with either timber or tiles.

10.2. Supports must be either plaster, cladding, steel or wood (or any combination thereof).

10.3. Design must be consistent with the main structure.

11. BALUSTRADES AND HANDRAILS

11.1. Design must be simple.

11.2. All balustrades and handrails must be constructed from brick, stone, timber, aluminum or steel.

11.3. Aluminum or steel must be painted or powder coated, in one of the prescribed colours.

12. AWNINGS

Design to be approved by the HOA Aesthetics Committee.

13. GARAGES

13.1. Colour and construction to match main structure.

13.2. Doors to be timber raised panels or powder coated roller shutter.

13.3. Garages must be attached to main structure where possible.

- 13.4. Provision must be made for at least two visitors parking per stand.
- 13.5. If a carport is built, it must appear as a substantive and integral part of the house.

14. OUTBUILDINGS

- 14.1. Colour and construction to match main structure.
- 14.2. Outbuildings must be attached to main structure where possible.
- 14.3. Staff toilets and storerooms should open into an enclosed courtyard or screened area.

15. YARDS

- 15.1. Kitchen or scullery doors must open into a screened yard.
- 15.2. Kitchen yards must have access to the street.
- 15.3. Garbage bins and wash lines must be accommodated within the screened kitchen yard.
- 15.4. Colour and construction of the screening walls to match the main structure.
- 15.5. Screening walls to be 1.8 m high.

16. SWIMMING POOL

- 16.1. Pools must be permanent.
- 16.2. Pools must be located within the demarcated footprint.
- 16.3. Pool safety requirements must be met: pools must comply with the relevant SABS and local authority codes.

17. LANDSCAPING ELEMENTS

- 17.1. Must be specified in plans.
- 17.2. Indigenous vegetation is recommended.
- 17.3. Water features and fountains are strictly subject to written approval by the Aesthetics Committee.

18. SITE LIGHTING

- 18.1. Lighting must be un-obtrusive and external lights should face downwards at an angle of no more than 40°.
- 18.2. External light fittings should complement the house and be an integral part of the house.
- 18.3. All entries from streets or footpaths must have at least one light, so that light is cast on the street/path and the entry in question. This light must be controlled by a photocell.

19. SOLAR SYSTEMS AND GENERATORS

The installation of solar systems and generators are subject to approval by the Aesthetics Committee.

20. BOUNDARY WALLS

- 20.1. Fencing is discouraged because Thorny Bush Estate has free-roaming game.
- 20.2. The dwelling must form the bulk of the boundary wall that faces onto streets, golf course or private open spaces.
- 20.3. A maximum of 30% of the boundary facing the golf course may be fenced.

- 20.4. Boundary walls must not exceed 1.8 m in height.
- 20.5. Berm landscaping is encouraged to create privacy and enclosure.

21. QUERIES

For any queries please contact the administrator on 015 491 6384 or admin@thornybushestate.co.za.

22. PLAN APPROVAL PROCEDURE

A plan approval fee is payable to the HOA Aesthetics Committee. Please provide the administrator with the owner's name and stand number in order for an invoice for the Review Fee to be issued.

A proof of payment for the review fee must accompany the Phase one plans.

22.1. The HOA approval takes place in two phases:

22.1.1. **Phase one** is to ensure that the architect is on the right track and that he/she has read and designed according to the guidelines. Phase one plans may be submitted in a PDF format.

For Phase 1, the following are required:

- Site Plan
- Floor Plan
- Elevations
- 3D renditions where possible
- Proof of payment of the review fee.

22.1.2. The Aesthetics Committee will consider the plans and provide feedback to the owner/architect.

22.2. **Phase two** is the submission of a full set of plans, prior to submission at the municipality.

For Phase 2, the following are required:

- All copies of the plans intended to be submitted at the municipality.
- A copy of the feedback given by the Committee after Phase 1 has been reviewed

(Please note: Both Phase one and Phase two plans must have been approved by the Home Owner: no plans will be accepted for review if they have not been signed and dated by the Owner).

Plan approval for each phase should occur within two weeks of the plans being submitted to the HOA.

Please submit hard copies of plans to 76 Van Heerden Street, Mokopane, 0601.

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