



STELLENBOSCH

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Application Number: TP1261/2025

Our File Reference Number: 296DZ

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021– 808 8682

Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAIL

Sir / Madam

APPLICATION FOR AMENDMENT OF A CONDITION OF APPROVAL TO AMEND THE ARCHITECTURAL GUIDELINES OF THE DE ZALZE WINELANDS GOLF ESTATE: ERF 296, DE ZALZE.

1. The above application refers.
2. The duly authorised decision maker hereby decides on the above application as follows.
3. That the following application(s) in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw,
 - 3.1. The amendment of a condition of approval in terms of Section 15(2)(h) of the said bylaw, to enable the replacement of the;
 - 3.1.1 De Zalze Winelands Golf Estate Architectural Guidelines dated February 2024, with the,
 - 3.1.2 De Zalze Winelands Golf Estate Architectural Guidelines dated May 2025 (See **Annexure A** for the amended document).

BE APPROVED in terms of Section 60 of the said Bylaw and subject to conditions of approval.

4. The approval is subject to the following conditions imposed in terms of Section 66 of the said Bylaw:
 - 4.1. The approval only applies to the proposed application under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or Bylaws or Regulations that may be applicable.
 - 4.2. The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.
 - 4.3. De Zalze Winelands Golf Estate Architectural Guidelines dated May 2025, attached as **ANNEXURE A** are applicable to all homes of individual erven within the De Zalze Winelands Golf Estate.
5. The reasons for the above decision are as follows:

- 5.1. The amendment of the De Zalze Winelands Golf Estate Architectural Guidelines dated May 2025, will not change the previous approvals granted.
- 5.2. No public amenities and services will be affected by the amendments.
- 5.3. The amendments primarily deal with technical and practical alterations for esthetical improvements and will not affect the rights of the owners in the estate or departure from the zoning scheme bylaw parameter for the respective zonings.
6. Matters to be noted:
- 6.1. None
7. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw of your right to appeal the above decision to the Appeal Authority within 21 days from the date of notification of the above decision. Please note that no late appeals or an extension of time for the submission of appeals are permitted in terms of Section 80(1)(a) of the said By-Law.
8. Appeals must be submitted by completing the required form with the prescribed information to satisfy the requirements of Section 80(2) of the said By-law, failing which the appeal will be invalid in terms of Section 81(1)(b) of the said By-Law.
9. **Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of e-mail at the following address: landuse.appeals@stellenbosch.gov.za**
10. Any party (applicant or other) who lodges an appeal must pay the applicable appeal fee in terms of the approved municipal tariffs and submit the proof of payment together with the appeal. The **TP** Reference number on this correspondence, or the applicable Erf/ Farm Number must be used as the reference for the payment of the appeal fee.
11. The appeal forms and approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. For any enquiries the office can be contacted at landuse.appeals@stellenbosch.gov.za or 021 – 808 8684.
12. An applicant who lodges an appeal must also adhere to the following requirements stipulated in terms of section 80(3) to (7) of the said By-law:
- (a) Simultaneously serve the appeal on any person who commented on the application concerned and any other person as the municipality may determine.
 - (b) The notice by the applicant must invite persons to comment on the appeal within 21 days from date of notification of the appeal.
 - (c) The notice must be served in accordance with section 35 of the said legislation and in accordance with the prescripts or such additional requirements as may be determined by the Municipality.
 - (d) Proof of serving the notification must be submitted to the Municipality at the above E-mail address within 14 days of serving the notification.
13. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

14. Kindly note the above decision in the case of any approval, is suspended, and may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised and you've been advised accordingly.

Yours faithfully



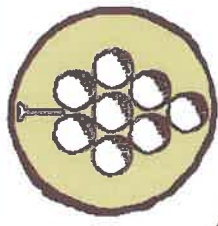
MANAGER: LAND USE MANGEMENT (Chrizelle Kriel)

{In terms of Category H(1) of the System of Delegations}

DATE: 06-11-2025

ANNEXURE A

Amended Architectural Guidelines



De Zalze
winelands golf estate

ARCHITECTURAL GUIDELINES

MAY 2025

INTRODUCTION TO THE GENERAL GUIDELINES

The General Guidelines are applicable to all homes on individual erven within the De Zalze Winelands Golf Estate ("De Zalze") that are designated for buildings classified as Type I and Type II Erven. The General Guidelines are not applicable outside the latter areas. Specific Guidelines also apply to a range of Type I and Type II Erven. These are addressed in a document entitled, "Master Plan and Specific Guidelines: July 2012". Specific Guidelines primarily pertain to building lines and driveways and unique conditions.

1. The Estate Constitution (clause 12.1), the Estate Rules (clause 17.2) and the standard agreement of sale clearly stipulate that no structure may be erected on an erf within the estate unless it complies with the architectural guidelines. The responsibility for compliance lies with the owner of the erf.
2. Should there be any matters not covered in the General or Specific Guidelines, or differences in the interpretation of the Guidelines, the architect, nominated by the Homeowners Association, shall make a ruling, which ruling shall be binding.
3. Illustrations and figures are intended to assist in the interpretation of the written provisions of the Guidelines, and may not comprehensively cover the provisions, or provide exhaustive lists of available alternatives.
4. To assist owners in respect of compliance, all plans must be scrutinized by architects nominated by the Homeowners Association prior to submission to the local authority for approval. A plan scrutiny fee, as agreed from time to time between the Homeowners Association and the nominated architect is payable by the owner of an erf upon which building is to take place, to the Homeowners Association, in respect of this service.
5. The Homeowner's Association has nominated Dennis Moss Partnership of 17 Market Street, Stellenbosch (telephone 021 887-0124) to act on its behalf in this matter.
6. All owners should enquire from Dennis Moss Partnership or the De Zalze website: www.dezalzeestate.com as to whether Specific Guidelines apply to the erf upon which they intend to build prior to commencement of the design by their architect.
7. Some buildings on the Estate were constructed prior to the establishment of the Estate and are not consistent with the Guidelines. Type I and Type II Erven are only applicable to the areas approved in terms of the zoning and subdivision conditions. The Guidelines are not applicable to areas that are not zoned for this purpose. Reference is made to:
 - a) Erf 2 van Cleef House
 - b) HOA Workshops on portion of Erf 4.
 - c) Erf 5 and its subdivisions Erf 553 and Erf 554.
 - d) Erf 557 Winelands Golf Lodges.
 - e) Erf 558 HOA offices.
 - f) Erf 296 Golf Club House.
 - g) Erf 196-207 Kleine Zalze Lodges and Erf 571.
 - h) Erf 214 (Advini) Kleine Zalze Cellar, Tasting Facilities, Administration Buildings; Residence on Erf 216; Erf 563; Erf 572 and Erf 573

- i) KZ Security gate House
- j) DZWGE Main Entrance
- k) DZWGE Contractors gate
- l) Recreational node
- m) All utility and maintenance structures for the HOA and the Golf Club. As a general principle about future renovation or reconstruction of the abovementioned structures, these guidelines would serve as informants for design and the procedures set out in the Guidelines Document will be applicable.

8. In terms of the Memorandum of Incorporation (MOI) of the Homeowners Association, even may not be consolidated.
9. The General Guidelines may, at the sole discretion of the Homeowners Association, be amended from time to time, (without retroactive effect), considering areas and subjects not covered or in order to amend or clarify the provisions pertaining to areas or subjects previously dealt with. In the event of amendments, the guidelines applicable shall be those in force at the time of submission of plans to the nominated architects for scrutiny.
10. The purpose of the General Guidelines is to provide architects and property owners with a framework within which individual properties can be designed and constructed to ensure an integrated and harmonious architectural language for De Zalze as contemplated in the zoning and subdivision approval granted.
11. It must be emphasized that these guidelines are not intended to stifle or inhibit innovative design and / or original thought. The challenge lies in respecting the *genius loci* (spirit of place) of the Winelands, by determining the identity of the area and interpreting it in ever new ways in De Zalze.
12. The guidelines are intended to assist architects, homeowners and others involved in the design and construction of buildings within De Zalze to create a qualitative place which will resonate positively with a sense of place, history, craft, nature, and the scale qualities of the Winelands.
13. The responsibility to comply with the South African Building Regulations and these guidelines rests entirely with the owner of an erf and his/her architect or designer responsible for the design and submission of building plans. Attention is drawn to the "Public Safety Regulations", Part D of the South African National Standards 10400 with reference to Part (D1) "Change in levels", referring to balustrades on stairs and outside terraces. Also, Part (D4) "Swimming Pools and Swimming Baths" ensuring that controlled access to pools is always maintained.
14. Should Stellenbosch Municipality request that submitted drawings be amended during the plan approval process, that may influence the structural dimensions of the building i.e.: height or width of building, roof construction, etc., these amendments must be brought under the HOA and Controlling Architects' attention for re-evaluation and approval before the re-submission of plans to the municipality for approval and the commencement of any building work on the site.
15. With the introduction of Part XA, Fenestration and Energy Usage in Buildings, into the South African Building Regulations, where new materials and insulation are used to reduce heat build-up in buildings, especially through the roof, the Architect/Designer must keep in mind that the maximum allowed wall plate and eave height restrictions, as explained in the Architectural Guidelines, remain in place. These heights cannot be adjusted to suit individual design requirements or interpretations of an architect or designer.

To achieve the above objectives the following criteria and guidelines are described and illustrated below.

DESCRIPTION AND ILLUSTRATIONS OF GUIDELINES: TYPE I AND II ERVEN

- 1. Building Form
- 2. Building Dimensions (Building Width, Height and Length)
- 3. Utilization of the Roof Space
- 4. Building Platform
- 5. Building Coverage
- 6. Building Lines
- 7. Garages and Carports: including adjustable louvre covers
- 8. Roofs
- 9. Stoops and Verandahs: including adjustable louvre covers
- 10. Boundary Walls and Palisades
- 11. Gates
- 12. Exterior Walls, Windowsills and Plaster bands
- 13. Windows and Doors
- 14. Shutters
- 15. Exterior Colours
- 16. Balconies
- 17. Balustrading
- 18. Burglar Bars, Security Gates, and Systems
- 19. Services:
 - 19.1 Television Aerials and Satellite Dishes
 - 19.2 Sewer and vent Pipes
 - 19.3 Telephone and Electrical Cables
 - 19.4 Washing lines
 - 19.5 Generators, Air Conditioning units and Heat Pump Exchange Pumps
 - 19.6 House numbers
 - 19.7 Gas cylinders
 - 19.8 Solar panels
 - 19.9 Water tanks
 - 19.10 Swimming pools
- 20. Chimneys
- 21. External Lights
- 22. Courtyards
- 23. Privacy and Noise
- 24. Linking Elements
- 25. Hard Landscaping
- 26. Plan Submission

1. BUILDING FORM

The building form shall consist of the main building structure, which is expressed as a core building with abutments and/or a free-standing structure, if applicable.

1.1 MAIN BUILDING STRUCTURE (CORE BUILDINGS)

- 1.1.1 Building form must conform to the traditional "letter of the alphabet" building types, which originated in the local vernacular of the Cape.
- 1.1.2 In this typology, the plan form of the building resembles the letters I, T, L, H, U, or variations on the theme (Figure 1). The latter constitutes the main body of the building and shall be referred to as the core building.

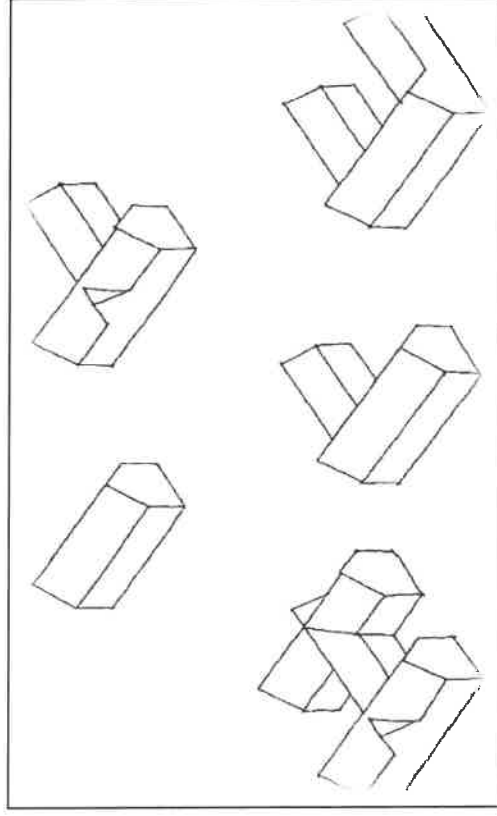


Figure1: Letter of the Alphabet Type Buildings
(Core Buildings)

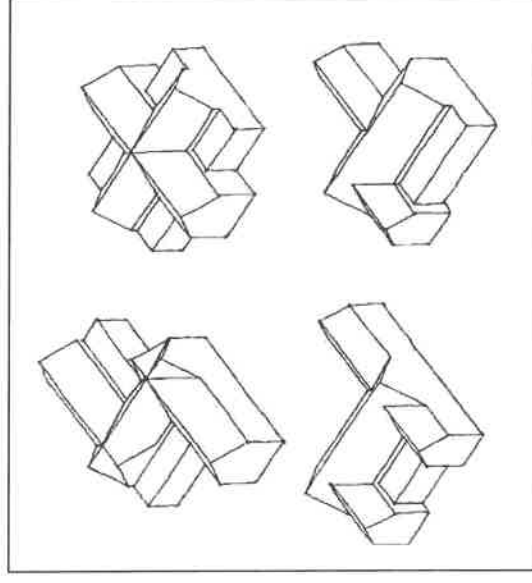


Figure 2: Illustration of different building forms that can be created by variation on the letter of the alphabet plan form and the use of abutments.

1.1.3 Rectangular sections of the core buildings must be built perpendicular to each other.

1.1.4 Buildings must be dimensioned as described in par. 2, "Building Dimensions".

1.1.5 To create larger floor plans than what the building dimensions of the core buildings would allow, the plan forms may be extended in various combinations of ways by abutments (Figure 2).

1.1.6 Only one core building will be permitted per erf.

1.2 ABUTMENTS

1.2.1 Abutments are rectangular, single-story extensions to core buildings.

1.2.2 Abutments must be built as per the dimensions in Clause 2.1.2.

1.3 FREE-STANDING BUILDINGS

1.3.1 Free-standing buildings may have pitched roofs or flat roofs, which for the purposes of these guidelines are deemed to be roofs with a gradient of between 1° and 8°, (Figure 3). Only one free-standing structure will be permitted per erf.

1.3.2 Free-standing buildings may have a maximum size of 70 m², measured to the outside of the walls

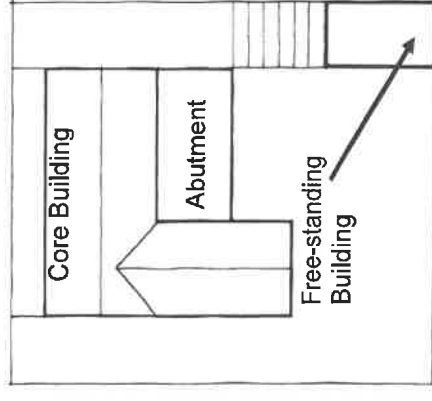


Figure 3: Core Building with free-standing building

2. BUILDING DIMENSIONS (WIDTH & HEIGHT)

Prescribed width of the rectangular section of a building and the corresponding height related to the type of erf on which the house is constructed. The types that are defined are the following:

- i) TYPE I Erf: Equal or Greater than 775 m²
- ii) TYPE II Erf: Smaller than 775 m²

2.1 BUILDING WIDTH

2.1.1 Building Width of Core Building:

- i) TYPE I Erf: 5 m – 7.5m (Figure 4)
- ii) TYPE II Erf: 4.2m – 6.6m (Figure 5)

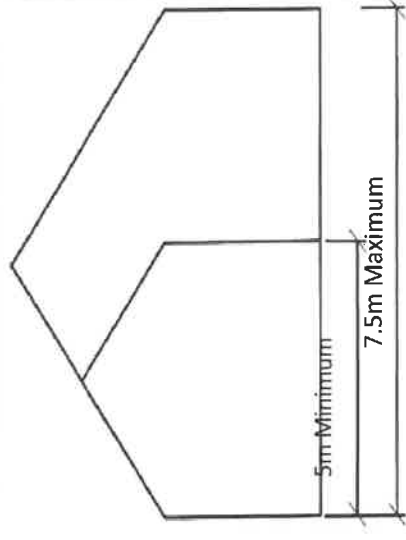


Figure 4: Building widths: Core Buildings

Type I Erf.

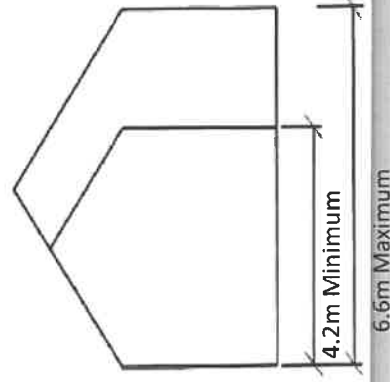


Figure 5: Building widths: Core Buildings

Type II Erf

21.2 BUILDING WIDTH OF ABUTMENTS

The width of any abutment to the core building may not exceed 4.5 meters for Type I and Type II erven. (Figure 6).

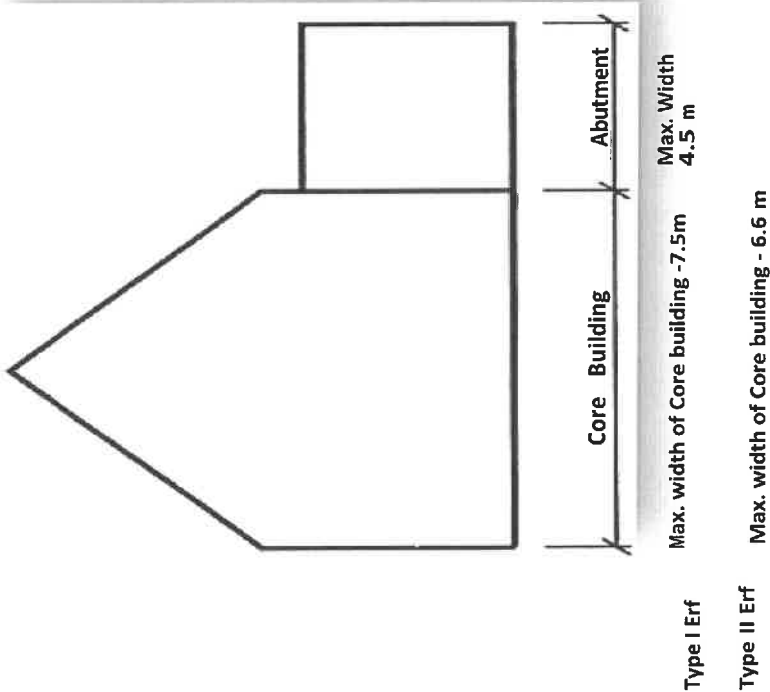


Figure 6: Diagrammatic section showing maximum width allowed for abutments for Type I and Type II erven.

21.3 HEIGHT AND WIDTH OF PORTICOES AND COVERED ENTRANCES

Porticoes, covered entrances, linking walkways and free-standing buildings, may be narrower than the prescribed minimum width of a core building and are left to the architect's discretion (Figures 7 and 8).

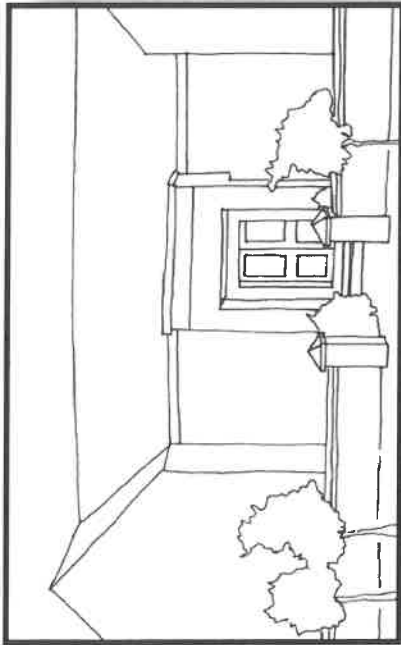


Figure 7: Perspective of entrance portico, with a flat roof and a width less than the minimum prescribed width of the core building.

The height of a flat roofed portico may be narrower than the prescribed may not exceed 3.6m, and in the case of a double-pitched portico roof, the wall plate height may not exceed the wall plate height of the core building to which it is attached.

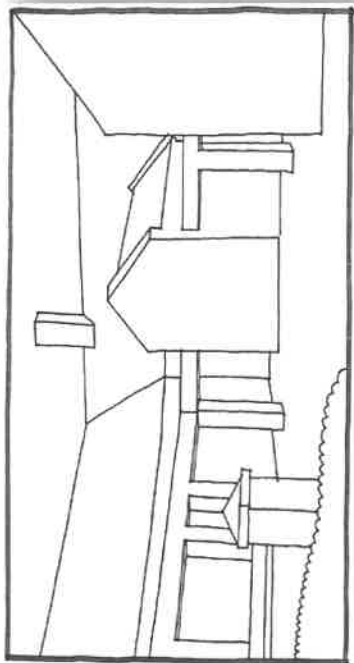


Figure 8: Perspective of entrance portico, with a width less than the minimum prescribed width of the core building.

2.2 BUILDING HEIGHT

The height of any building is related to its width, and the type of erf upon which it is built.

With the introduction of Part XA, Fenestration and Energy Usage in Buildings, into the South African Building Regulations, where new materials and insulation are used to reduce heat build-up in buildings, especially through the roof, the Architect/Designer must keep in mind that the maximum allowed wall plate and eave height restrictions, as explained in the Architectural Guidelines, remain in place. These heights cannot be adjusted to suit individual design requirements or interpretations of an architect or designer.

Maximum ridge height of roof is 7.0m as indicated on diagrams.

2.2.1 CORE BUILDINGS:

i) TYPE I erf:

Core buildings on Type I erven may be single story or single story with loft space.

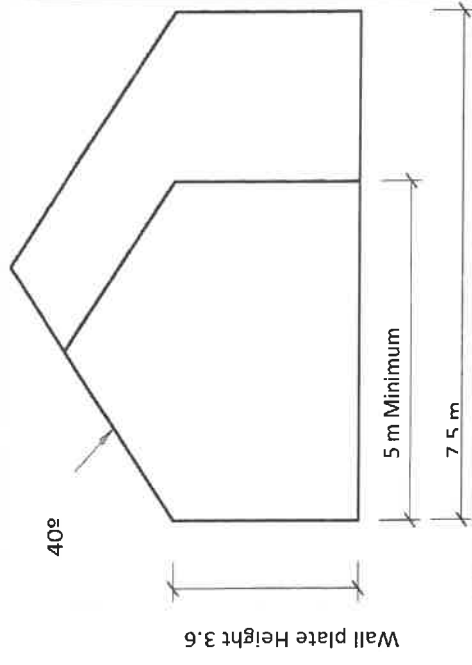


Figure 9: Section illustrating prescribed height for a Type I Erf building

a) The wall plate height shall be at 3.6m above finished ground floor level. This applies to buildings with widths from 5–7.5 m (Figure 9).

b) Where a Type I erf slopes away from a Street or close to which it fronts the floor level may be dropped by 600mm maximum, from a line parallel to the street or close at a distance equivalent to one third of the length of the longest boundary which is perpendicular to the street. However, as seen from the street or close the wall plate height must be at 3.6m above finished ground floor level.

ii) TYPE II erf:

Core buildings on Type II erven may be single story or single story with loft space. The wall plate height shall be at 3.6m minimum up to 4.8m maximum above finished ground floor level. This applies to buildings with widths from 4.2m to 6.6m (Figure 10).

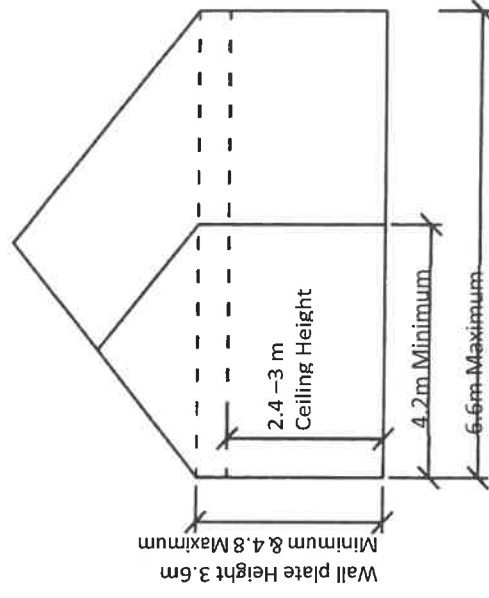


Figure 10: Section illustrating prescribed height for a Type II Erf building

2.2.2 HEIGHT OF ABUTMENTS

- (i) On a Type I erf, where the wall plate level of the core buildings is 3.6m high, the height of an abutment may be a maximum of 3.6 meters above finished floor level (Figure 11).
- (ii) On a type II erf, where the wall plate level of the core buildings is higher than 3.6m, the height of abutments is to be according to the discretion of the architect, but may not exceed 4.0 m, and may not exceed the actual height of the wall plate of the core building.
- (iii) On both Type 1 and 2 erven. If an abutment is built closer than 1.5m from the street boundary, the height is limited to 3m above Finish Floor Level (FFL).

2.2.3 HEIGHT OF FREE-STANDING STRUCTURES

Freestanding structures are permitted on Type I and Type II erven. The maximum height allowed is 3.6 meters, measured from finished floor level to the top of the surrounding parapet, unless the structure is closer than 1.5m from the street boundary, then the height must not be higher than 3m from FFL to the top of the surrounding parapet or the height not exceeding 3.3m from Natural Ground Level(NGL) to the top of the surrounding parapet.

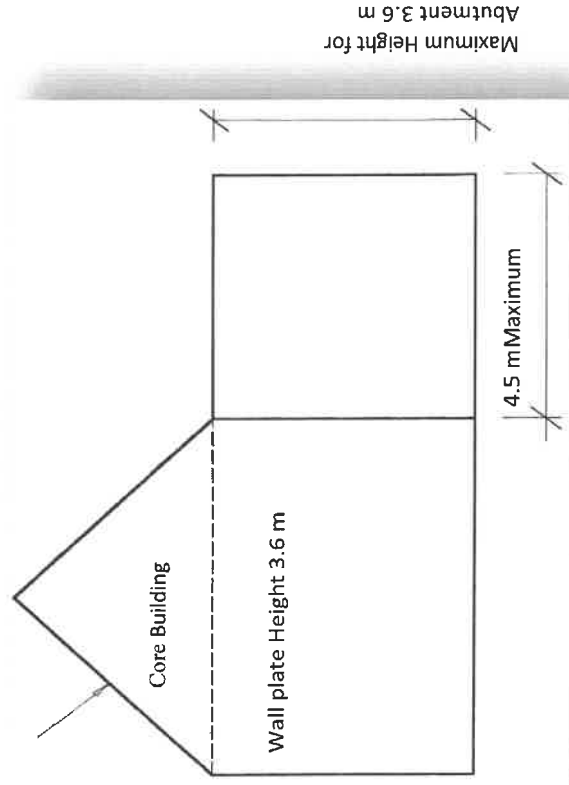
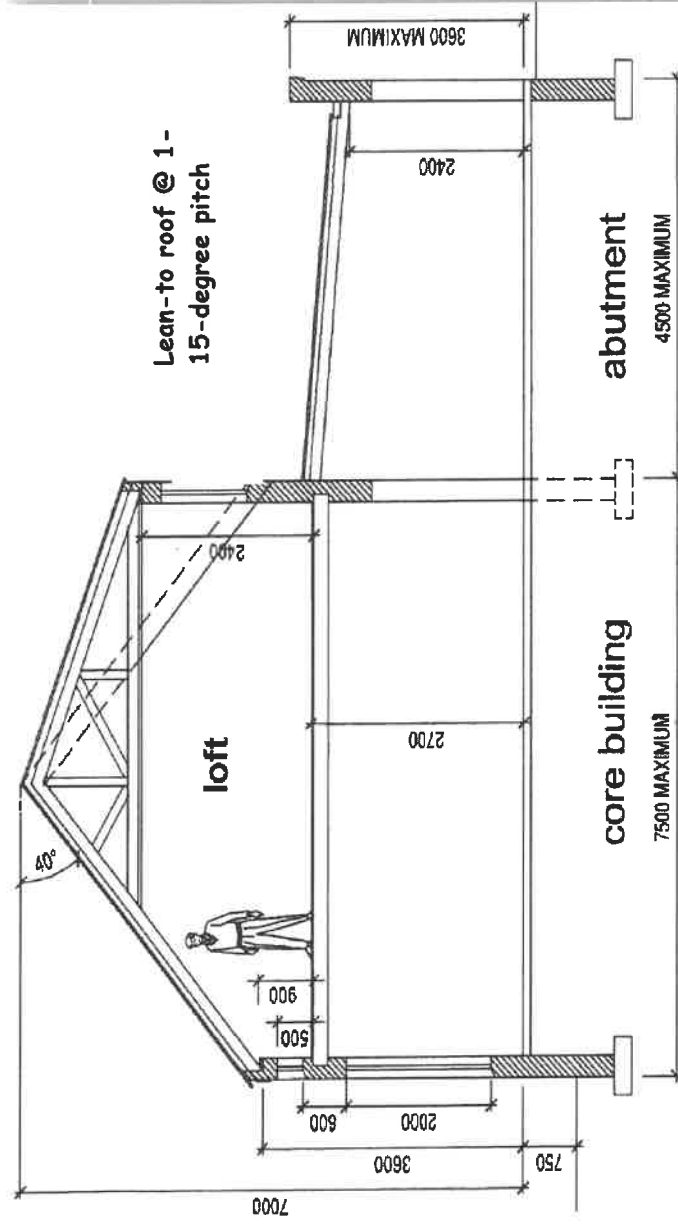


Figure 11: Abutment to core buildings



TYPE I ERVEN

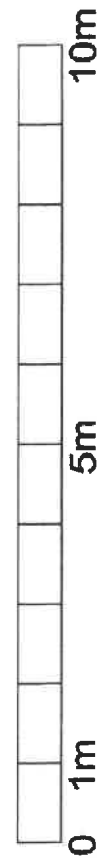


Figure 12: Section illustrating the dimensions for buildings on Type I erven

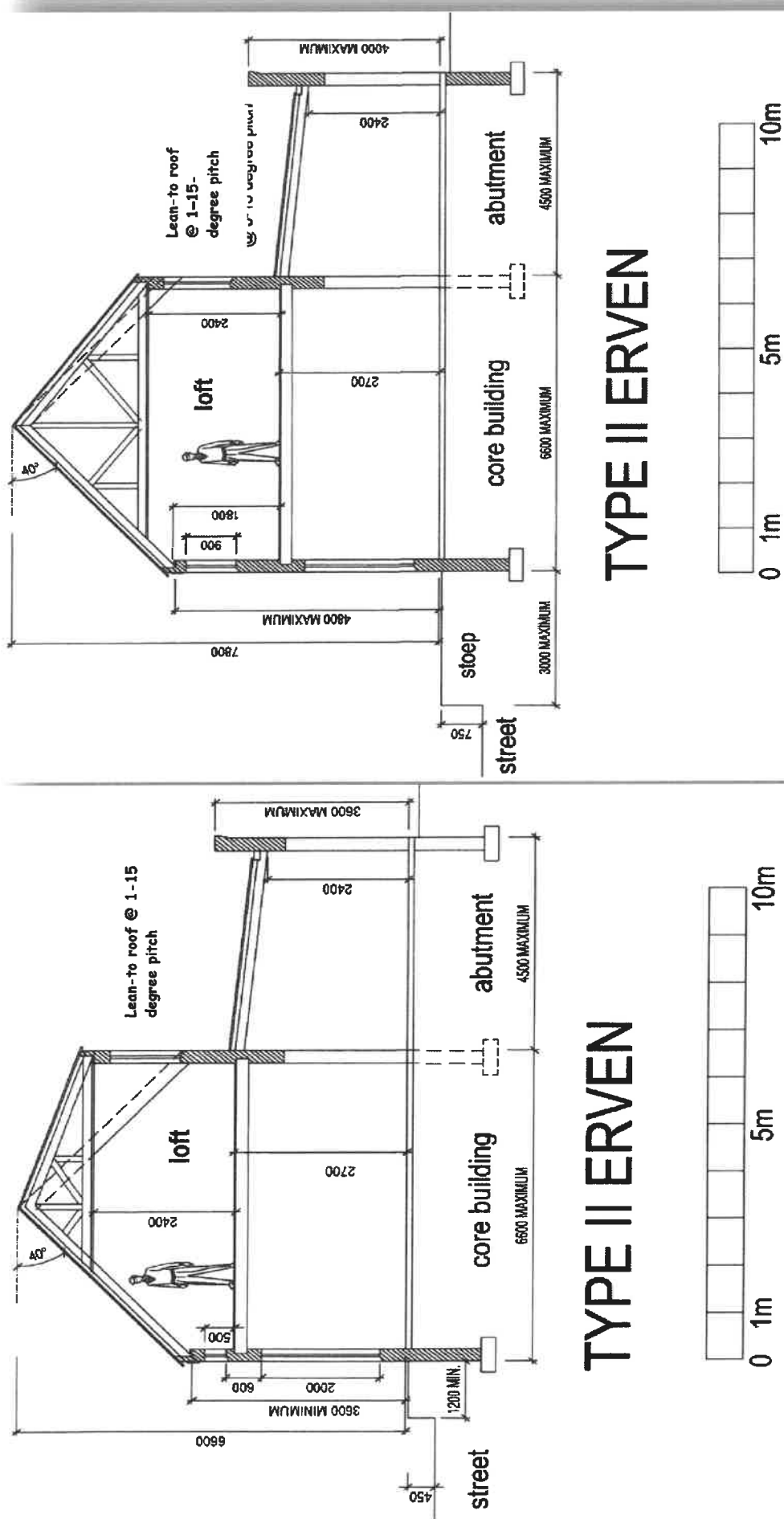


Figure 13: Sections illustrating the maximum and minimum dimensions for buildings on Type II even.

3. UTILIZATION OF THE ROOF SPACE (Figures 14 and 15)

The provisions of these guidelines lend it selves ideally to the utilization of the roof for loft spaces, by the minimum wall plate height is specified as 3.6m above finished floor level for Type I even and the maximum wall plate height at 4.8m for Type II even. Ventilation, light, and views can be provided by the following methods:

3.1 CLERESTORY AND VENTILATOR WINDOWS

Ventilator windows may be used under the eaves (see section 13 Windows and Doors).

3.2 GABLES AND GABLE WINDOWS

(a) The gable end walls of the letter of the alphabet type buildings create opportunities for the use of gable windows. These windows must be rectangular, (see section 12 Exterior Walls, Windowsills and Plaster bands, and section 13 Windows and Doors)

(b) On a flat main facade facing the street only one center gable with one window may be fitted (Figure 14).

a) On a flat main facade facing the street only one center gable with one window may be fitted (Figure 14).

b) Upper windows in gables may not exceed 1250 mm in width (see also clause 13.1.1).

d) The height of the gable, as measured from the top of the eaves, may not be less than two thirds of the height of the roof of the core building, as seen on elevation, and the height of the wall plate may not be more than that of the core building.

e) The top of the gable end walls must consist of straight and simple lines and may not have rounded elements. All apexes must be pointed.

3.3 DORMERS

3.3.1 "French" dormers may be used on the facade on the private side of the house that does not face a Street or a Close. They may face a neighbouring erf. Where no building line is stipulated, it must be set back a minimum of 1.5m from the boundary (see clause 13.1.4, Windows and Doors).

3.3.2 OPEN SPACE

Open Space is being defined as a natural environment at least 20m deep.

3.3.3 "French" dormers must be located 1m minimum away from gable walls. The ridges of these dormers must be the same height as that of the core building (see Figure 15).

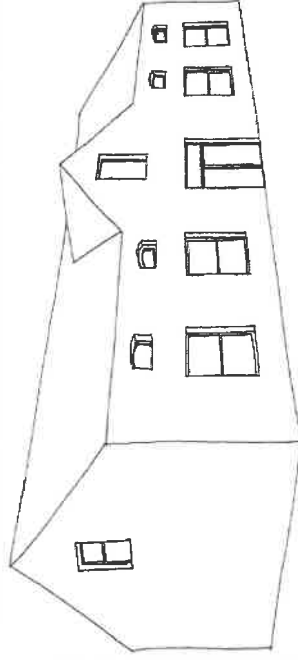


Figure 14: Perspective showing gable windows and ventilator windows facing the street.

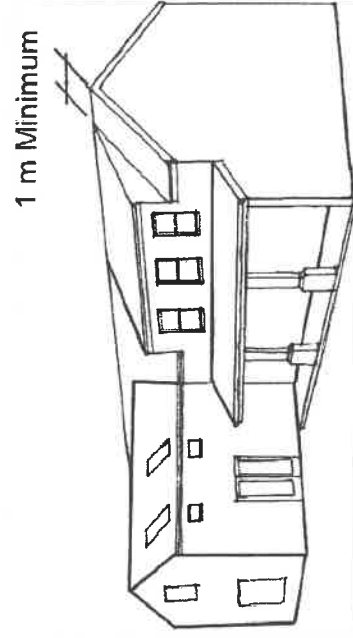


Figure 15: Perspective of French Type dormer and roof windows facing into private space

3.3.4 The height of the ridge of double pitched dormers, as measured from the top of the eaves of the core building, may not be less than two thirds of the ridge height of the core building, as seen on elevation.

3.3.5 Roof cladding on the sides of the dormers may be clad with the same material as the roof sheets. (This forms part of the roof and not the wall)

4. BUILDING PLATFORM

4.1 SLOPES

Buildings on slopes must be designed with stepped levels in response to the slope of the site or on stepped building platforms (Figures 16 and 17).

4.2 GUIDELINES FOR BUILDINGS ON SLOPES

The following provisions must be applied to which are situated on slopes:

4.21 The height of ground fill at any point on the site may not be higher than 1.2m, measured from the original natural ground level at that point of the site.

4.22 The part of the building that is at the highest part of the site, may not cut deeper into the site than 1.2m, measured from the original natural ground level at that point of the site.

4.23 Should a plinth be employed, it may not exceed 1.2 m in height. Should such a plinth form part of a basement, windows, complying to the dimensions limiting clerestory windows (See 13.1.2) may be incorporated.

4.24 In the case of a basement structure, access is only permitted from inside the house unless such an access is hidden from view from outside the erf by a screen wall.

4.3 RETAINING STRUCTURES

All retaining structures may be solidly built plastered and painted walls or natural coloured retaining blocks. Retaining blocks must be always covered by natural vegetation.

As per Stellenbosch Municipal zoning scheme the definition of a basement story is: "any story with a floor level at least 2.0m lower than the average level of the land around the building".

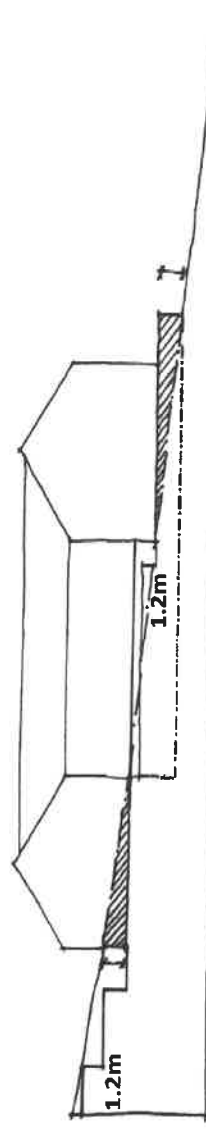


Figure 16: Section illustrating building with stepped ground floor level and possible basement

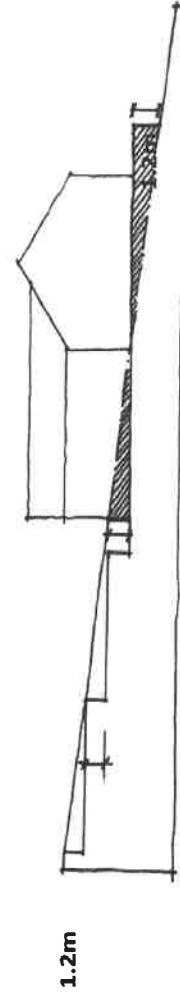


Figure 17: Section through slope illustrating limits to cut and fill

5. BUILDING COVERAGE

- 5.1 TYPE I ERF: maximum 50%,
- 5.2 TYPE II ERF: maximum 50%, but even less than 500m², may be up to 60%.

The minimum allowable floor area of a dwelling is 120 m².

6. BUILDING LINES (SEE SPECIFIC GUIDELINES)

Differentiation must be made between two types of building lines, namely:

- 6.1 TYPE A: This type of building line indicates a line over which a building structure may not encroach. (Figure 18)
- 6.2 TYPE B: This type of building line indicates the line on which the entire outer façade wall of a particular building structure must be built. (Figure 19)

Type A and B building lines are shown on the Specific Guidelines of certain erven.

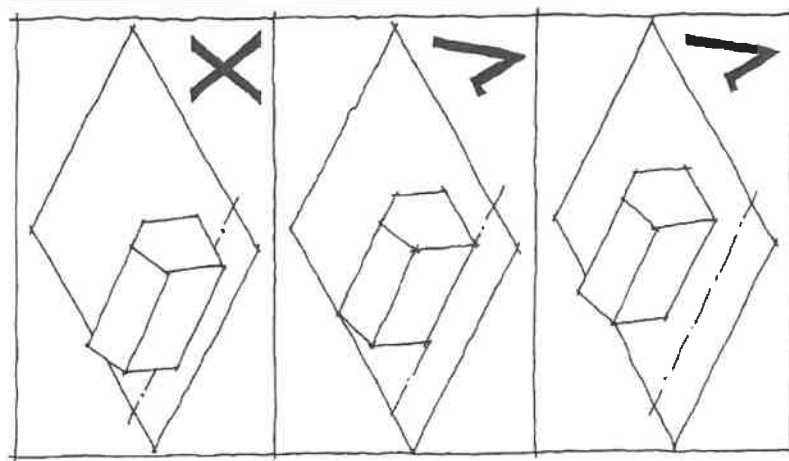


Figure 18: Type A building line.

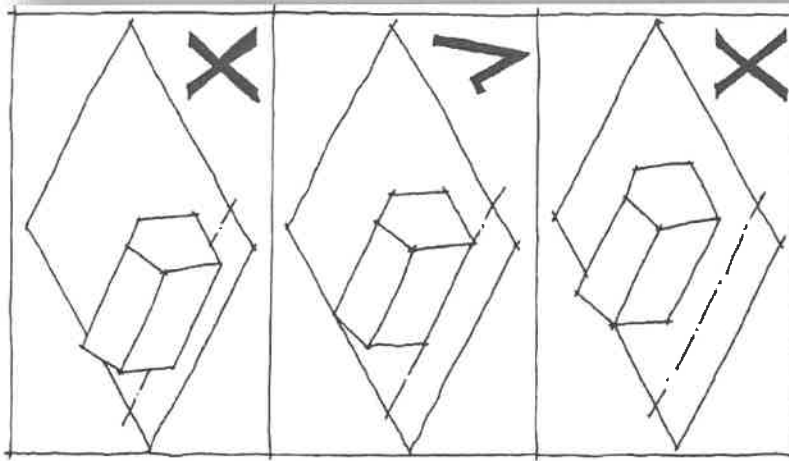


Figure 19: Type B Building line.

7. GARAGES AND CARPORTS

7.1 DOORS GENERAL

7.1.1 Door materials and colours are fully specified in Section 15 Exterior Colours.

7.1.2 Garage door apertures, when doors are hinged on the side, may not be wider than 2440 mm.

7.2 DOUBLE GARAGES

A double Garage can have two standard Garage doors next to each other separated by a 270mm-470mm wide brick column or a single Garage door of 5.4m up to a maximum 2.1m high without a central column.

If a pergola or flat roof structure to a Garage is constructed, the parapet wall may not be arched unless a central column facing the street is provided. Parapet walls other than those facing the street may not be arched under any circumstances. No elevation may be provided with more than three columns, including the corner columns, and all columns of the structure must be of equal height.

This structure must be attached to the core building or Garage, and a parapet wall of between 400mm and 800mm in height must surround the other three sides.

7.3 ADDITIONAL GARAGES

A third single Garage is permitted if it is built separately from the double garage. Tandem Garages housing a maximum of 2 vehicles may also be built.

7.4 GARAGE DOORS ON STREET FRONTS (EXCLUDES CLOSERS)

7.4.1 TYPE I ERVEN

(i) If Garage doors face onto a street, doors must not be closer to the street front boundary than 7m. (Figure 21)

(ii) A pergola or flat roof structure providing parking space in front of the Garage must be constructed.

(iii) If the Garages are not facing the street and are running parallel to the street, the wall of the Garage may be constructed on the street boundary. The height of the Garage must be 3m from the Finish Floor Level (FFL) to the top of the parapet. However, if the Garage is set back 1.5m from the street boundary, the height may increase to 3.3m from FFL to top of parapet but may not exceed 3.6m from NGL to the top of parapet.

(iv) Referring to (iii) above, it will not be compulsory to construct a pergola or flat roof structure in front of the Garages.

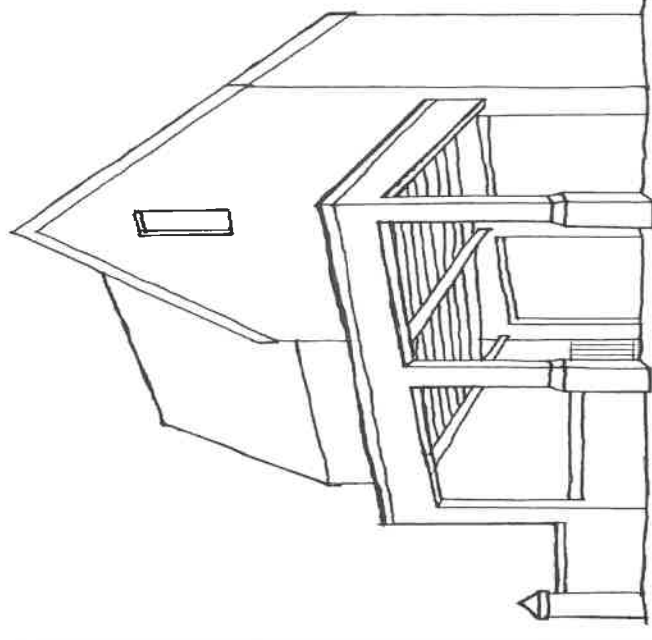


Figure 20: Type I Erf Garages screened from view by a coachman's entrance with a pergola as is illustrated on the sketch above.

7.4.2 TYPE II ERVEN

- i) Garage doors are not permitted on a street boundary. A "poort" or archway wall on the street boundary can provide access to a Garage positioned at least 6 m away from the street boundary (Figure 22).
- ii) A pergola or flat roof structure providing parking space in front of the Garage must be constructed. (Figure 21)

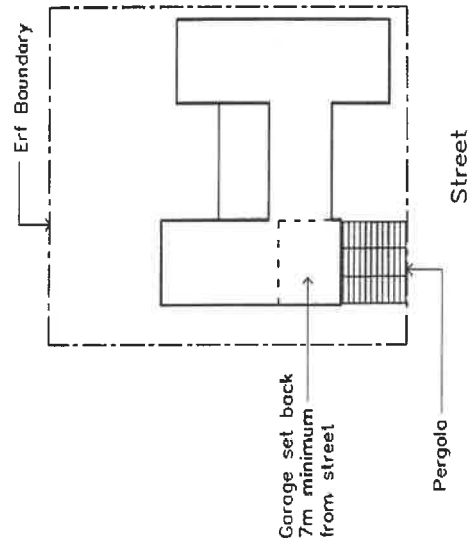


Figure 21: Type I Erf showing double garage with carport or pergola.

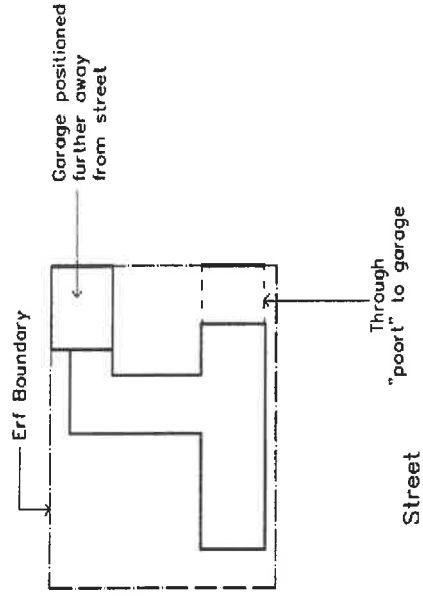


Figure 22: Type II Erf showing "poort" to garage.

7.5 GARAGES ON A CLOSE (Figure 23)

7.5.1 In certain instances, Garages will open onto a close, which for the purposes of this document is a cull de sac branching off a street.

7.5.2 These Garages need not necessarily be separated from the close by a "poort" or archway wall, as specified in 7.4.2.

7.5.3 If situated as described here, the garage doors, when open, must not extend beyond the erf boundary.

7.5.4 Since there is no compulsory provision for the set back of garages in the case of a close, the design must in all cases provide a demarcated visitor's parking bay within the erf boundary, which may result in the need to set the Garage back from the erf boundary. Pergolas do not have to be erected in front of these Garages.

7.6 GOLF CARTS

In terms of the Estate Rules, golf carts may not be parked in an area visible from the outside of an erf as seen from ground level. Provision must therefore be made to accommodate

them in a Garage or elsewhere on the erf in conformity with this rule.

7.7 PARKING

Parking space, including Garages, must be provided, and must be clearly indicated on the erven for four vehicles in case of a Type I erf, and three vehicles in case of a Type II erf.

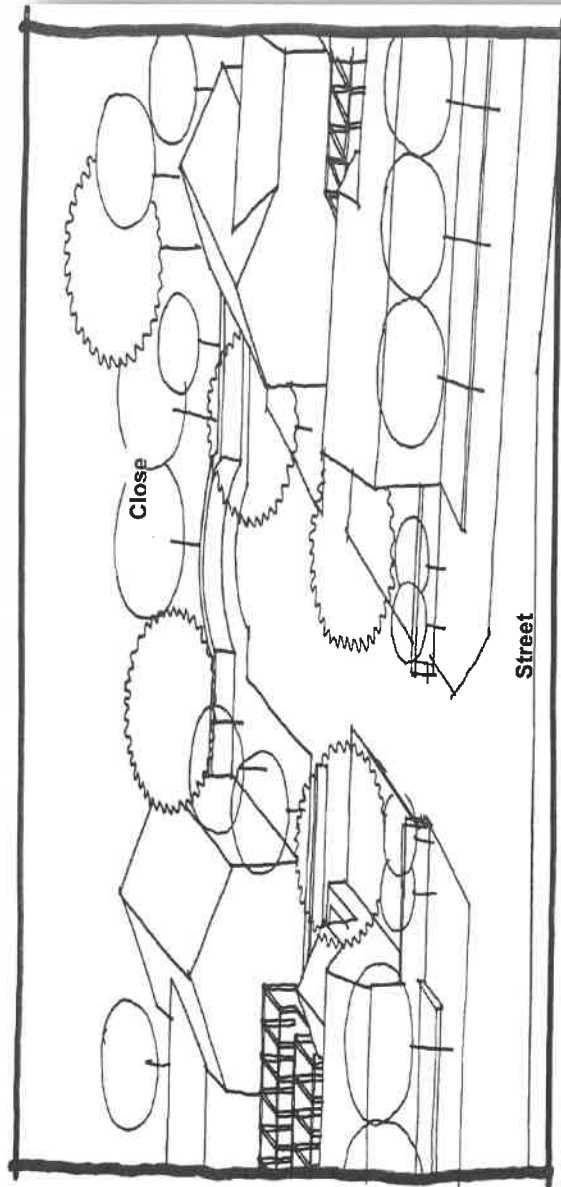


Figure 23: Perspective view of close

8. ROOFS

8.1 ROOF CONSTRUCTION: CORE BUILDINGS

8.1.1 Only double pitched roofs are allowed on the core buildings (Figure 24).



Figure 24: Double pitched roof with wall plate height at approximately 3.6 m and ventilators.

812 The roof pitch of core buildings must be 40°, except in the case of thatch roofs, where 45° is permitted. All double-pitched roofs must be symmetrical at the gable ends.

813 Gable walls may project above the roof surface as parapets (Figure 25) or may terminate at the roof surface in which case the roof covering must be carried over the head of the wall to form a verge barge board, as the sloping edge of the roof is called.

814 Roofs must have clipped eaves with fascia's along the roof edge running the length of the longitudinal side of the building.

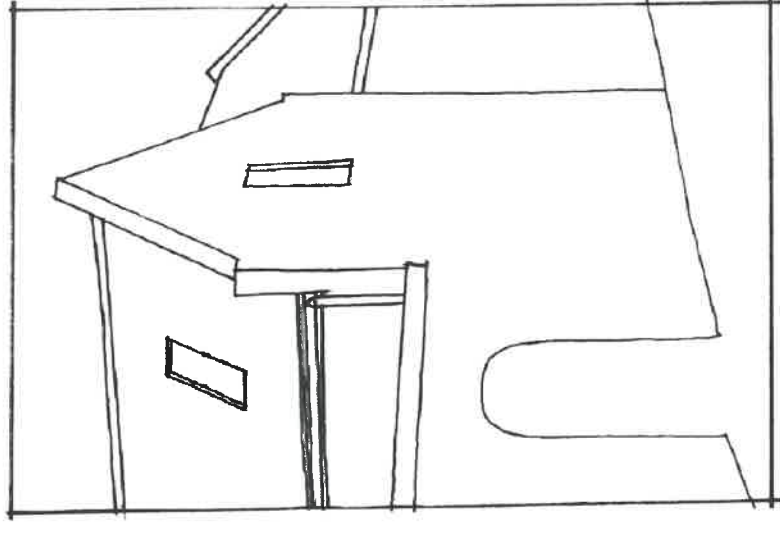


Figure 25: Gable wall with double-pitched roof and parapet.

815 ROOF MATERIAL FOR PITCHED ROOFS

The same roof material must be used for all visible pitched roofs on a particular erf.

The following materials may be utilized:

- (i) Corrugated S-profile metal Titanium zink roof sheets with charcoal colour paint finish or pre painted charcoal colour finish or with Granum colour finish respectively.
- (ii) Charcoal colour natural slate tiles. No slate with any colour stains may be used. Achromatic (colourless silver pigmentation) will be permitted.
- (iii) Thatched roofs with good quality Alberta "dekriet"

Thatched roofed houses must comply with the National Building Regulations SABS 0400 rules: TT12.2 The distance between such buildings and any boundary may not be less than 4.5m.

816 SKYLIGHT/CONSERVATORY STRUCTURES

- (i) Structures with glazed roof panels will only be allowed if surrounded by the core building on at least 3 sides.
- (ii) No part of the structure may be visible from the outside of the erf upon which it is constructed.

8.1.7 GUTTERS AND DOWN PIPES

Only white colour pre-painted

O-gee shape seamless aluminum gutters or PVC gutters with half-round shape are permitted. Down pipes are to be 70 mm diameter round PVC or aluminum in white colour or painted to match the colour of the walls.

8.2 FLAT ROOF CONSTRUCTION: ABUTMENTS, FREESTANDING GARAGES, CARPORTS & OUTBUILDINGS

8.2.1 Only flat roofs, with minimum gradient fall, with parapet walls on all sides will be allowed for abutments, free standing Garages, carports, and outbuildings. For the purposes of these guidelines, a flat roof shall be one with a gradient of between 1° and 8°.

8.2.2 ROOF MATERIALS FOR FLAT ROOFS

The following materials may be considered:

- (i) Metal roof sheeting such as S-Profile, Kliplock, Brownbuilt, IBR or S-Profile metal Titanium zink roof sheets lower than 8 degrees that are placed behind parapet walls with, charcoal colour finish or pre-painted charcoal colour finish or with Granum Basalte colour finish respectively.

- (ii) Other material such as reinforced concrete with waterproofing and crushed stone chips.

- (iii) Skylights may be used to permit light into interior spaces, though they must not be visible on elevation.

- (iv) Shade cloth, which, with reference to the structures dealt with in this clause, may only be employed as a roofing material for carports and must be hidden behind bargeboards or parapet walls. Only charcoal grey shade cloth is permitted.

- (v) When roofs or part thereof is covered with solar panels, the panels must be fitted strictly according to clause 19.8 and the colour thereof to match the charcoal colour of the roof including the frame as described in clause 15.12.

8.3 ROOFS TO ABUTMENTS AND STOEPS.

Where the verge of roofs to abutments and stoeps are exposed, they must have a minimum gradient of 15°. Flat roofs with a pitch of between 1° and 8° may be used but must be hidden behind parapets (Figure 27 and 28).

Curved Victorian Style roofs are not permitted.



Figure 26: Gables with clipped roof ends

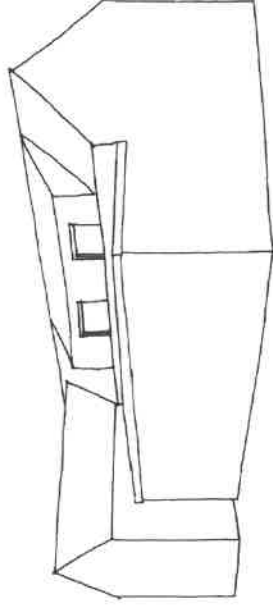
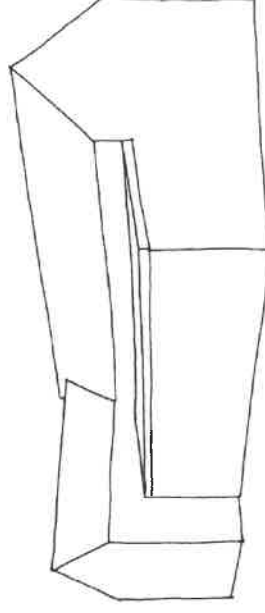


Figure 27: Abutment to core building with a flat roof behind parapet walls.



Mono pitch roof at 15° minimum

9. STOEPS AND VERANDAHS (TYPES I AND II ERVEN)

Definition: "Open portico or gallery alongside of house with roof supported on pillars".

9.1 FRONT STOEPS AND VERANDAHS

A front stoep is a stoep constructed on a building, facing a street or close. For the purposes of these guidelines, a stoep which is covered by a pergola or roof is referred to as a verandah.

Front stoeps must be provided along entire longitudinal walls facing a street or close on Type II erven on a flat façade, except where the façade incorporates a protruding gable.

9.1.1 The front stoep must be a maximum of 3000 mm, and a minimum of 1200 mm in depth.

9.1.2 These stoeps may be uncovered or covered by a pergola or a lean-to roof creating a verandah.

9.1.3 The roof structure of verandahs may be exposed, or a ceiling may be provided. Roofing material must be the same as that used for the roof of the core building of the house.

9.2 PRIVATE STOEPS AND VERANDAHS

These are stoeps other than those dealt with in 9.1, constructed on the private side of the building, and internal to the erf.

9.2.1 The private stoep may be a maximum depth of 5000mm when covered. These stoeps may exceed the above when situated within the core building.

9.2.2 Private stoeps may be covered with a lean-to roof with a gradient of 15° only, if exposed on elevation, creating a verandah.

9.2.3 Alternatively, a pergola may be constructed on a private stoep, and a canvas or shade cloth covering of natural or grey colour may be used.

9.2.4 Private stoeps may be covered with flat roofs behind parapets.

9.2.5 The roof structure of private verandahs may be exposed, or a ceiling may be provided. Other than in the case of 9.2.3 and 9.2.4, roofing material must be the same as that used for the main roof of the house.

9.3 STOEP / VERANDAH / PERGOLA COLUMNS:

9.3.1 Columns to verandas and pergolas may be either cylindrical or square, but if facing a street or close, may only be square.

9.3.2 The finished plaster dimensions of square columns with or without bases may not be less than 370mm x 370mm and not be more than 460mm x 460mm. The finished width of a column may range from 55% to 65% of the finished width of the base, and the height of the base may not exceed ¼ of the total height of the column.

9.3.3 In the case of cylindrical steel columns, the diameter must not be less than 80mm and not exceed 150mm.

9.3.4 In the case of pergolas where a canvas roof is used, timber or steel may be used for the columns.

9.3.5 If pre-cast concrete columns are used, no copies of the Greek or Roman types are permitted. The shaft of the column must be tapered and have a smooth surface and may therefore not be fluted. The diameter at the top must not be less than 220mm and not exceed 300mm at the base.

9.3.6 STOEP ENCLOSURES /

VERANDAHS. (Stacking doors)

9.3.6.1 Stoeps and verandahs may, with special consent of the HOA, be enclosed with aluminum, PVC, wooden or frameless glass sliding and stacking doors.

9.3.6.2 Where such door openings exceed 1750mm in width, they must be placed behind a 3500mm deep pergola (see clause 13.2.2). Should this be impossible due to the position of a built structure such as a pool, a cantilevered or braced pergola (with minimum depth of 1200mm) and with beams across (spacing not exceeding 800mm center to center) would be permitted.

9.3.6.3 Canvas or similar roller shutters may be used to obtain privacy. The colour of these shutters must match that of the external wall. No reflective material may be used.

9.3.7 The top or capital of the column must be simple and not ornamented. Articulated bands, if used, must be limited to 3 bands of no more than 100mm in height and 25mm in depth.

9.3.8 No Victorian cast iron posts or "broekie lace" detail will be allowed.

9.3.9 No pre-cast concrete pipe sections combined to form columns will be allowed.

10 BOUNDARY WALLS AND PALISADES/TRELLIS

The Estate Rules require that all homeowners effectively confine domestic animals to their erven. Owners must ensure that their choices regarding the options available enable compliance with this obligation.

Walls not built on an actual boundary line, but which fulfill the function of a boundary wall in relation to a boundary, are deemed to be boundary walls for the purposes of this document.

No windows, doors, garage doors, and gates are permitted to open over a boundary as stipulated in Section 25 of the Stellenbosch Municipal Zoning Scheme By-Law of 2019 read with the National Building Regulations (NBR).

No eaves and gutters may protrude over a common boundary. This rule is applicable for all Type 1 and 2 properties subject to the Master Plan requirements.

10.1 BOUNDARY DEFINITIONS

For the purposes of the General and Specific Guidelines, the following types of boundaries have been defined (Figure 29).

Where reference is made to a core building, this refers to any structure forming part of the letter of the alphabet form and excludes abutments and freestanding buildings.

10.1.1 SHARED BOUNDARY

Any single boundary, which separates two erven, or any two boundaries of separate erven, which are at any point, situated less than 20 meters apart. These will generally run parallel, or almost parallel to each other.

10.1.2 CLOSE BOUNDARY / STREET BOUNDARY

A boundary facing onto a close, defined in 7.5 above as a cull de sac branching off a street, or a boundary facing onto a street.

10.1.3 UN-BUILT STREER OR CLOSE BOUNDARY:

A boundary facing onto a street or close from less than 20 meters at any point, from the road edge where no core building is built on the boundary or parallel to it, or within a few degrees of parallel to it.

10.1.4 BUILT STREET OR CLOSE BOUNDARY:

A boundary facing onto a street or close from more than 20 meters at a point away from the road edge, where a core building is built on the boundary or parallel to it, or within a few degrees of parallel to it.

For the purposes of both 10.1.3) and 10.1.4) above, a boundary through which access to an erf is gained, although the street is further than 20 meters away, shall be deemed to be facing onto a street.

10.15 BACK BOUNDARY:

A boundary which is situated within 10 meters of the estate boundary, and which runs parallel, or within a few degrees of parallel, to the estate boundary as well as a common boundary with other erven at the back of the property.

10.16 OPEN SPACE BOUNDARY:

A boundary facing onto any open space, such as golf course, river, vineyard, or estate common area. As such it will not face a street, close, or other erf boundary closer than 20 meters away at a point measured as an extension of the boundary line facing the road, (see 10.1.1. above). Golf cart access from residential erven on to common land or the golf course is not permitted.

10.2 GENERAL PROVISIONS

10.2.1 The provisions laid out in these general guidelines apply to all erven, other than where a Specific Guideline applicable to an erf conflict with them, in which case the provisions of the Specific Guidelines shall prevail.

10.2.2 The various permissible permutations relating to boundary walls, are described as types A, B, C, D and E, and includes sub variations in certain categories, and are detailed, along with dimensions in Figure 30. All dimensions indicated apply to finished, plastered structures. In the cases of type, A and B, the width of the walls may range between a minimum and maximum indicated on Figure 30.

10.2.3 Three wall coping typologies are allowed: V, Flat or Rounded.

- (i) V-; Flat- or Rounded saddle copings may not project more than 25mm on either side of the wall.
- (ii) Rounded copings may be flush with the wall or may be built with a 25mm ridge.
- (iii) Also note that only one coping typology may be used on the walls.

10.2.4 The texture of the plaster finish to all wall faces other than in cases of wall faces internal to the erf must be wood troweled.

10.2.5

(i) All ends of freestanding walls must terminate in square 440mm x 440mm columns, with or without copings as described in clause 10.2.3 above, if applicable.

(ii) If gates are fitted into a free-standing wall, 440mm x 440mm columns with or without copings as described in clause 10.2.3 above, if applicable, must be built on both sides of the gate.

10.2.6 Where walls incorporate columns, such columns must be square, must protrude no more than 100mm from the face of the wall, with or without copings as described in clause 10.2.3 above if applicable.

Wall types C, D, and E may incorporate a plinth on the internal façade of the wall to the erf only.

Wall types C, D, and E columns may be flush with the façade of the external wall of the site.

Columns in all types of walls must be equally spaced or as close as practically possible along the length of the wall.

10.2.7 No wall may incorporate any recessed raised panels, or any other form of embellishment, other than in the case of facades internal to the erf.

10.2.8 Any reference to the maximum height of a wall shall be taken as a measurement to the top of any coping, if applicable, forming part of the wall.

10.2.9 An opening in the wall for pedestrians, of a maximum width of 1200mm and a minimum width of 800mm may be provided. Any gate mounted in it must conform to clause 11 of these guidelines.

10.2.10 Palisades may be mounted on top of type A walls or lower walls, with or without copings as described in clause 10.2.3 above, if applicable. The total height of these structures may not exceed 1.8m.

10.2.11 "Trellis"- It is a frame of lattice work constructed of timber or steel which is used as a screen or support for climbing plants.

10.3 BOUNDARY WALL PALSAD FOR TYPE II ERVEN:

The adjacent positioning of Type II erven effectively creates medium density clustered courtyard living spaces, and figure 44 illustrates some possible combinations drawn from the available options.

10.3.1 SHARED BOUNDARY:

No walling is obligatory, and if employed, may be any of types A, B, C, D or E. Owners should endeavour to achieve agreement on walls where they share a boundary.

10.3.2 CLOSE BOUNDARY:

A wall of either types A or B may be built for the length of the boundary, and if desired for privacy, particularly for swimming pools, type C wall to a maximum of 50% of the length of the boundary may be incorporated with the type A or B wall.

10.3.3 UN-BUILT STREET OR CLOSE BOUNDARY:

Only walls of either Types A or B may be built for the length of the boundary. For privacy, particularly for swimming pools, a Type C wall may be built for a maximum length of 50% of the boundary and may be incorporated with a Type A or B wall. Trellis or glass balustrades may be incorporated for safety.

10.3.4 BUILT STREET OR CLOSE BOUNDARY:

The spaces between the core building and the boundaries on either side of it, at right angles, or within a few degrees of right angles to it, must be closed off by construction of either types A, B or C walls and if desired for privacy, particularly for swimming pools, type C wall, not necessarily positioned on the boundary itself, to a maximum length of 50% of the length of the boundary may be incorporated with the type A or B wall.

10.3.5 LINKING ELEMENTS:

Linking elements are encouraged, as illustrated in figures 46 – 49, and if employed, are defined to be part of facade structure, as opposed to a boundary wall.

10.3.6 OPEN SPACE BOUNDARY:

Boundary walls type A and type B may be used on the open space boundary of an erf and if desired for privacy, particularly for swimming pools, a type C wall, to a maximum length of 50% of the length of the boundary may be incorporated with type A or B wall.

10361 A steel palisade may be mounted on top of type A walls on the open space boundary of an erf, to a maximum total height of 1800mm, and if adjoining a shared boundary, the type A or type B wall and palisade must return 3000mm on such shared boundary and abut with a column conforming with the guidelines for the type of wall in which it is set.

10.3.6.2 A steel palisade may be erected on the open space boundary of an erf, to a maximum total height of 1800mm and if adjoining a shared boundary, the palisade must return 3000mm on such shared boundary

10.3.6.3 Where palisades are used on top of a type A wall, all balusters must be vertical, solid, and between 10mm x 10mm and 20mm x 20mm if square, and between 13mm and 20 mm in diameter if round.

10.3.6.4 Where palisades are erected, but not on top of a type A wall, the palisade posts must be square, and of a minimum size of 70mm x 70mm and a maximum size of 100mm x 100mm.

10.3.6.5 Where palisades are erected atop a type A wall, brickwork columns, conforming to the general condition laid down for the wall must be built.

10.3.6.6 In such event, the total maximum height of 1800mm shall apply to the top of the palisade.

10.4 BOUNDARY WALL PALISADE FOR TYPE I ERVEN:

10.4.1 No boundary walls need be provided if no domestic animals require containment

10.4.2 SHARED BOUNDARY:

10.4.2.1 Shared boundary walls between type I erven may be either type B, or a combination of type B and type C. Owners should endeavour to achieve agreement on walls where they share a boundary.

10.4.2.1 Where a combination of type B and type C is used, the sections of the wall terminating in both the front and back boundaries of the erf must comprise of type B walls for a minimum of 3000mm from both such boundaries.

10.4.2.2 Where a combination of type B and type C is used, the central section of type C wall must encompass no more than one third of the total length of the boundary upon which it is built.

10.4.2.3 All type C walls must terminate in a column conforming with the guidelines for the type of wall in which it is set.

10.4.3 UN-BUILT STREET BOUNDARY

A wall of either types A or B must be built for the length of the boundary, and if desired for privacy, particularly for swimming pools, type C wall to a maximum of 50% of the length of the boundary may be incorporated with the type A or B or trellis or glass balustrades for safety.

10.4.4 BUILT STREET BOUNDARY:

The spaces between the core building and the boundaries on either side of it at right angles, or within a few degrees of right angles to it, must be closed off by construction of either types A or B walls not necessarily positioned on the boundary itself, and if desired for privacy, particularly for swimming pools, type C wall to a maximum of 50% of the length of the boundary may be incorporated with the type A or B wall.

10.4.5 OPEN SPACE BOUNDARY:

10.4.5.1 Boundary walls type A and type B may be used on the open space boundary of an erf and if desired for privacy, particularly for swimming pools, a type C wall, to a maximum length of 50% of the length of the boundary may be incorporated with the type A or B.

10.4.5.2 A steel palisade may be mounted on top of a type A wall on the open space boundary of an erf, to a maximum total height of 1800mm, and if adjoining a shared boundary, the type A wall and palisade must return 3000mm on such shared boundary and must meet a column conforming with the guidelines for the type of wall in which it is set.

10.4.5.3 A steel palisade may be erected on the open space boundary of an erf, to a maximum total height of 1800mm and if adjoining a shared boundary, the palisade must return 3000mm on such shared boundary and must meet a column conforming with the guidelines for the type of wall in which it is set.

10.4.5.4 Where palisades are used, all balusters must be vertical, solid, and a minimum 10mm x 10mm, a maximum of 20mm x 20mm if square and between 13mm and 20mm diameter if round. Horizontal members required for structural purposes must match the size of the balusters.

10.4.5.5 Where palisades are erected, but not atop a type A wall, the palisade posts must be square, and of a minimum size of 70mm x 70mm and a maximum size of 100mm x 100mm.

10.4.5.6 Where palisades are erected atop a type A wall, brickwork and columns must conform to the general condition laid down for the wall.

10.4.5.7 In such event, the total maximum height of 1800mm shall apply to the top of the column copings, the palisade and the lower side of column copings shall not extend more than 100mm above the top of the palisades.

10.4.5.8 SEVERE SLOPES ON ERVEN:

a) Type A or B walls may be built at a slope that is equal to that of the erf.

b) Pillars may be built at 3500mm centers min. with panels in between varying in height in accordance with the slope. Type B walls may however not exceed 1500mm (height) in these cases.

10.5 SERVICE YARD WALLS: TYPE 1 AND TYPE II ERVEN

A Service yard is an area that houses certain services, including but not limited to those described in par.19 below.

A wall type D must surround all service yards on all the open sides.

10.5.1 The outer wall type D of a service yard may be incorporated as part of a boundary wall.

10.5.2 Type D walls as referred to in 10.5.1 above may constitute a maximum of 1/4 of the length of the boundary, which they face and must be designed to form part of the buildings. They must be of sufficient height to effectively screen any items contained in the service yard from the view of any persons outside the erf on natural ground level.

10.6 VERTICAL EXTERIOR SCREENS

Vertical exterior screen materials that may be used are Timber, (Frame or slatted) G.M.S., Aluminum, or glass. Finishes: Varnished or Painted and other materials to be painted. The colour to be white or to match the residence with a maximum height of 2,1m.

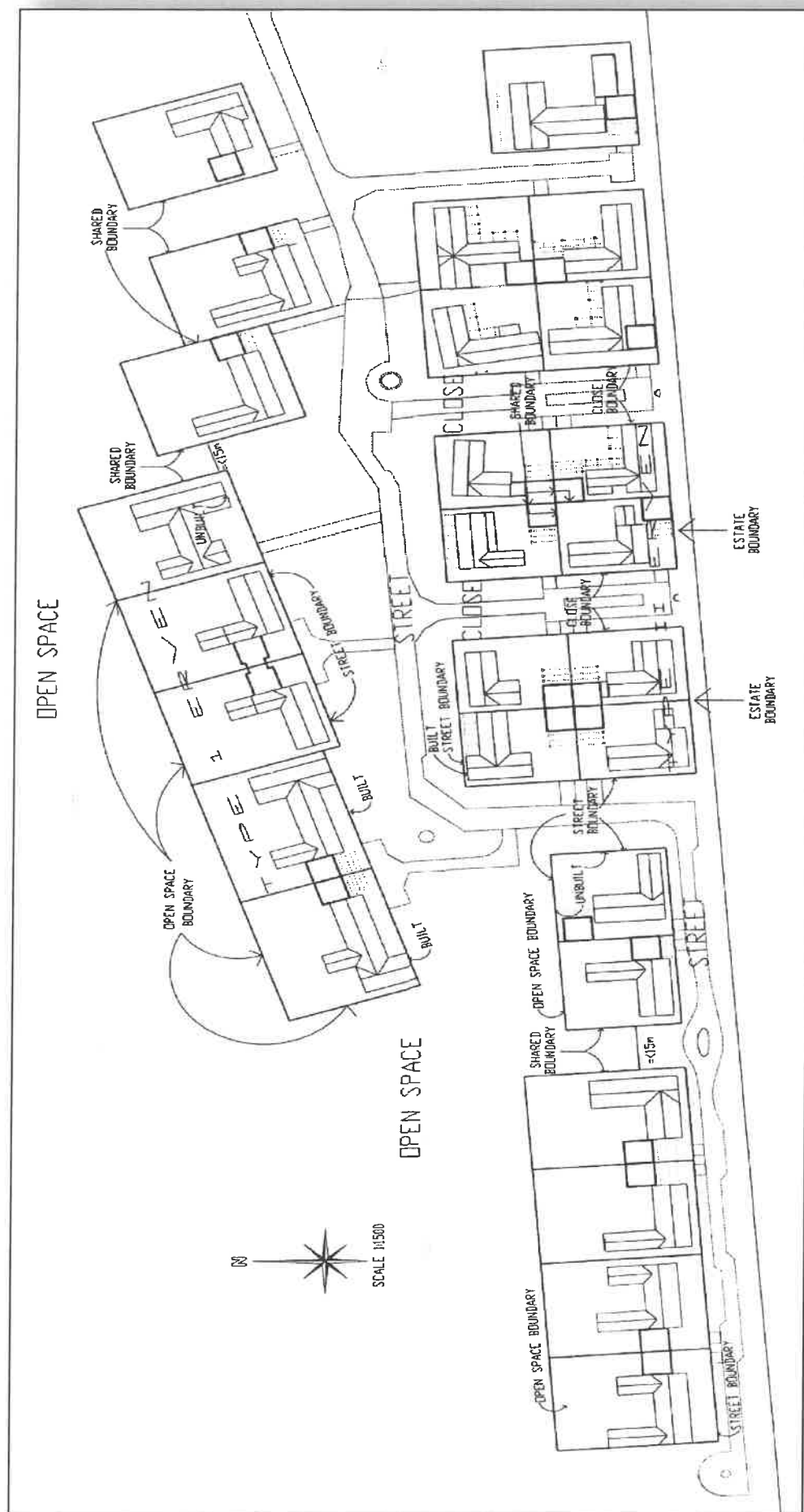
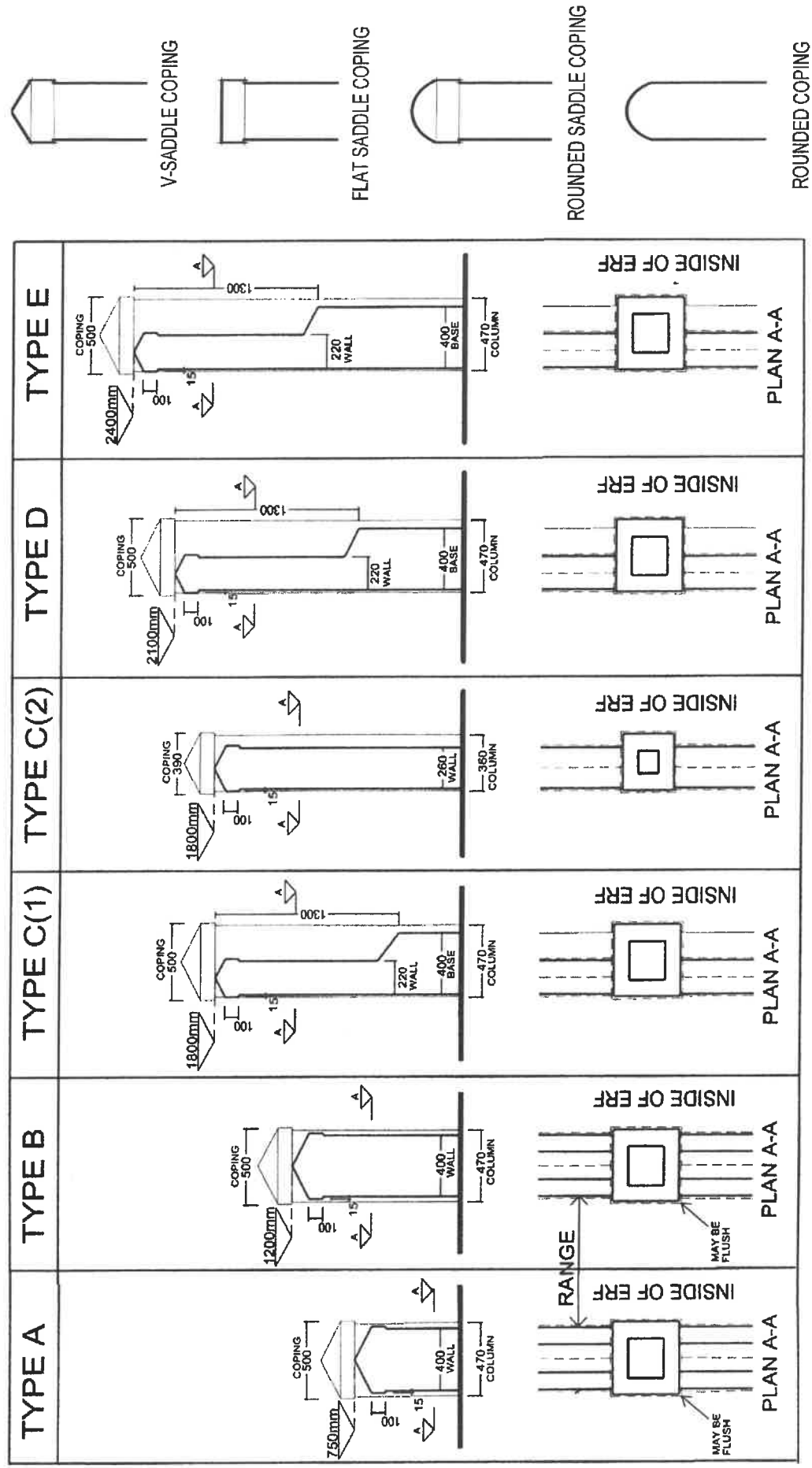


Figure 29: Boundary Types



Wall Types

FIGURE 30

Coping Typologies

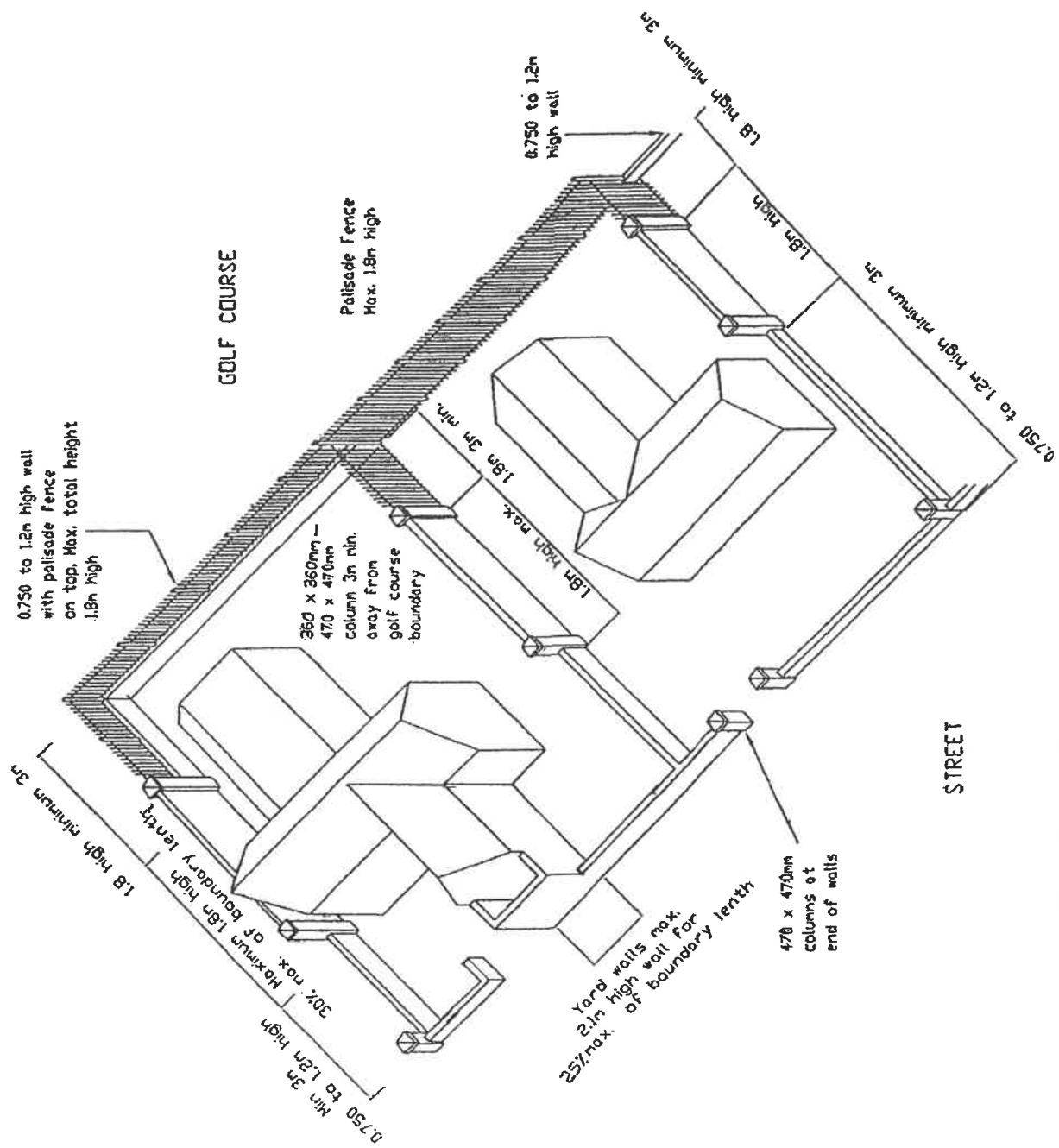


Figure 31: Perspective view of shared boundary walls for Type I erven

11. GATES (Figures 32-34)

11.1 Either wrought iron, steel, galvanized or timber gates with varnished or painted finish may be used as described in Section 15.2 and 15.8.

11.2 Galvanized gates require curing after installation. This requires a primer coat, base coat, and a black mat paint finish.

11.3 Golf carts access from residential even on to common land or the golf course is not permitted.



Figure 32: Timber Gate



Figure 33: Decorative wrought iron gate in Poort.



Figure 34: Wrought iron gate on axis of main entrance

12. EXTERIOR WALLS, WINDOW SILLS AND PLASTER BANDS

12.1 External walls must be plastered with a smooth wood trowel finish and painted (no articulated or un-even plaster will be permitted.) However, swimming pool sides, fountains, steps and barbecues not facing a street or close, are exempted from the above and can therefore be clad with tiles or similar.

Colour of cladding – Natural earthy colours may be used. Bright colours are not permitted.

All external windowsills and surrounds must be plastered, with a smooth wood trowel finish.

12.2 Simple articulated plaster bands are encouraged, and if used, must have a minimum width of 120mm and a maximum width of 200mm (Figure 35).

12.3 Plaster bands with a minimum width of 120mm and a maximum width of 140mm to clerestory windows are permitted.

13. WINDOWS AND DOORS

13.1 WINDOWS (Figure 36)

Reference should also be made to Section 3- UTILIZATION OF THE ROOF SPACE- in respect of ventilator windows, gable windows and roof windows.

13.1.1 Only windows in which the vertical dimension exceeds the horizontal are allowed. Windows are not allowed in the section of wall beneath the wall plate and above ground floor ceiling height, except for gable windows (see 3.2), and those described in 13.1.2 and 13.1.3 below.

The ratio of horizontal dimension to vertical must be between 1:1.5 and 1:2. and 1:3 and in the case of gable windows, the width of the window may not exceed 1250 mm, and only one window may be incorporated in a gable in the section of wall above ground floor ceiling height. (See 3.2 earlier).

Notwithstanding the provision contained above, where projecting chimneys are positioned centrally in a gable, one window on either side of the chimney in a position above ground floor ceiling height will be permitted.

13.1.2 Notwithstanding the provision contained in 13.1 above, and except for gables, clerestory and ventilator windows may be in the section of wall beneath the wall plate

and above ground floor ceiling height, including basements, illustrated in Figure 36, and may be of such a nature that the horizontal proportion exceeds the vertical. In such cases the maximum horizontal proportion is 900mm and the maximum vertical proportion 600mm.

13.1.3 Notwithstanding the provision contained in 13.1 above, in the case of type II even only, certain other windows may be in the section of wall beneath the wall plate and above ground floor ceiling height, other than in the case of a flat façade with no abutment or verandah.

These windows must be 900mm in width, by either 1200mm or 1500mm high, and may be additional to clerestory windows dealt with in 13.1.2

A maximum of three of these windows may be used in the case of a flat façade with an abutment or verandah or on the flat portion of a façade with a protruding gable. Where a central protruding gable is found, four windows will be allowed to ensure symmetry. One each may also be used on the side walls of the gable protruding from the main façade. Where these windows face onto a neighbouring erf,

and are closer than 2.0 m from the boundary – pergolas are not required.

13.1.4 Where other than clerestory / ventilator windows are incorporated in a façade with “French Dormers” exceeding 4000mm in length (See Section 3.3 DORMERS), they must be provided with an abutment, pergola, or verandah on ground level, except French dormers that are closer than 2 meters from the neighbouring erf boundary. In cases as described above, the total opening width may not exceed 50% of the width of the French dormer.

13.1.5 ‘Winblok’ or other precast concrete windows, glass block windows, or mock sash type windows (windows resembling a sash window but operating in any fashion other than vertical sliding) are not permitted.

13.1.6 Bay windows are not permitted.

13.1.7 Aluminum and U-PVC windows and doors may be used, provided that the diameter sections and profiles exceed 50 mm.

13.1.8 Only Velux or similar approved roof windows may be used in roof space and loft areas and may not exceed 780mm X 1400mm. The

positioning of these windows must align with the placement of doors and windows on the elevations of the building.

13.1.9 Coloured glass is not permitted in any window or door facing a street or close.

13.1.10 The combined width of all openings (doors & windows) per façade may not be more than 50% of the total width of the façade.

13.1.11 The combined width of all openings (doors & windows) per gable end may not be more than 50% of the total width of the gable end.

13.1.12 For kitchens, bathrooms, sculleries & laundries window proportions and ratios of 1:1 (to a maximum of 1200mm x 1200mm) may be used, but may not face a Street, Close Golf Course, and other Open Spaces.

13.1.13 GABLE WINDOWS

On ground floor level, where a protruding gable end faces an Open Space boundary, larger type openings will be permitted, provided that the total width of the aperture does not exceed 3000mm or 60% of the gable width, whichever is the lesser. Everyone part of the aperture must conform to the ratio as set out in 13.1.1.

part of the aperture must conform to the ratio as set out in 13.1.1.



Figure 35: Plastered windowsill and plastered bands

13.2 DOORS (Figure 37)

13.2.1 Front doors facing a street or close boundary may not exceed 2700mm in height, measured to the top of the fanlight if applicable. The maximum total width of the aperture may be 1750mm in the case of double doors, and 1200mm in the case of single doors.

13.2.2 Any door, other than the front door, sliding, folding, or otherwise, fitted to openings exceeding 1750 mm, measured to the total width of the opening, including sidelights etc. must be placed at least 3500mm behind a verandah or pergola. Should this be impossible due to the position of a built structure such as a pool, a cantilevered or braced pergola (with minimum depth of 1200mm) and with beams across (spacing not exceeding 800mm center to center) would be permitted. However, when these doors are not facing the golf course or public open space a verandah or pergola is not required.

13.2.3 Where sliding or folding door are fitted to a gable wall, they may not exceed 60% of the width of the gable.

13.2.4 Where sliding or folding doors are used, they may not be mounted in an aperture exceeding 6m and sliding doors may not account for more than 60% of the façade, including gable fronts, into which they are set.

13.2.5 Barn type doors, which must have double leaves, wooden shutters, and arched tops are permitted in gables on ground floor only. They may not exceed 2400mm in width and 3000mm in height.

13.3 AWNINGS

Awnings, of any material, fixed, retractable, or other, may not be mounted to, or above, any window or door other than on the private side of the building, away from streets, closes, the golf course, and other open space areas, and internal to the erf and may not be shiny. Horizontal retractable and adjustable awnings or louvres.

13.3.1 Horizontal "Retractable" awnings are only permitted under following conditions:

- a) Awnings must be enclosed by at least three walls of the core building.
- b) Awnings may not be visible from a street or close.

c) Colour – All awnings to be white or match the colour of the wall into which they are installed. No shiny or reflective awnings are permitted.

d) Mechanism – Where possible, the mechanism, controlling these awnings, must be hidden behind a column, parapet wall, fascia or similar.

13.4 ENCLOSURE OF STOEPS (SEE CLAUSE 9.3.6)

Vertical Awnings.
(Excluding windows and doors)

Canvas or similar or Aluminum shutters are the only materials that may be used to enclose a stoep that faces a street or close.

14 SHUTTERS

14.1 Shutters must be functional. (Hinged or sliding) No false shutters are permitted.

14.2 Shutters must be of hardwood or epoxy powder coated aluminium.

14.3 The colour of the shutters must be painted or epoxy-coated in one of the colours as prescribed in clause 15.2 below or varnished in the case of timber Shutters.

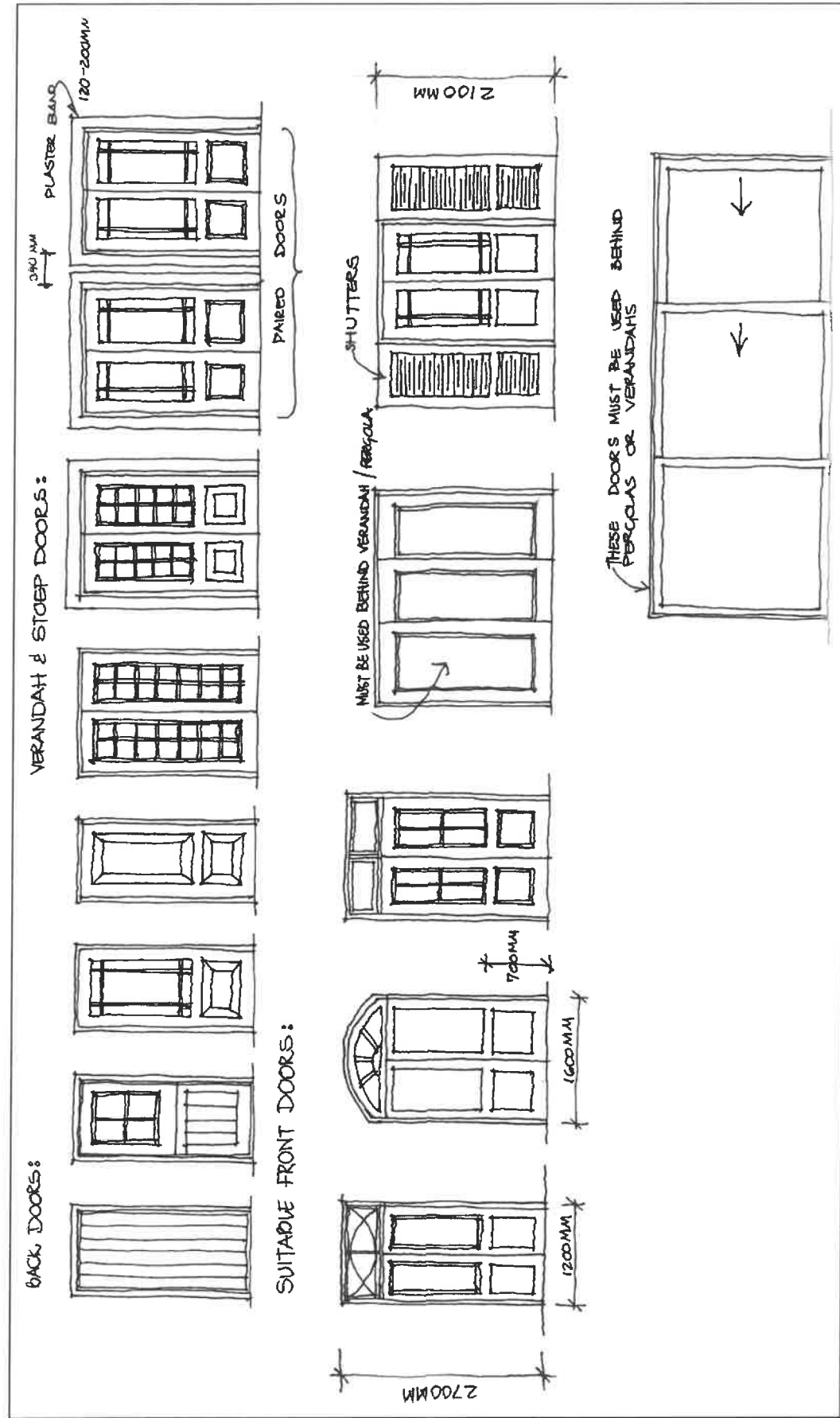


Figure 37: Examples of a range of Door Types (Not exhaustive or all-inclusive).

15 EXTERIOR COLOURS

All surfaces for painting must be properly prepared, particularly in the case of metals, which must be galvanized to avoid rusting and degreased to avoid paint flaking.

If Plascon paint is used, only the prescribed colour codes referenced in Section 15.1 and 15.2 may be applied.

If an alternative paint brand is chosen, the selected colour must closely match the corresponding Plascon colour, and prior written approval must be obtained from the HOA Building Control before any painting begins.

In cases where a surface is painted in an incorrect or unapproved colour without prior approval, the homeowner will be required to repaint the surface in the correct approved colour at their own expense.

15.1 Plastered exterior walls, including boundary walls and columns may be painted in the following colours as per Plascon's chart reference:

- Wall and All White (WAA1)
- Cloud White (VEL30)
- Grecian White (VEL 33)

15.2 Timber windows and doors (excluding garage doors), shutters, clerestory windows and ventilators may be varnished, or alternatively painted in the following colours as per Plascon's chart reference.

- Wall and All White (WAA1)
- Charcoal Aluminium (AL-B03)
- DZ Green (DZG)
- Spring Serenade (B2-D2-1)

15.3 Timber Garage doors must be painted either Wall and All White or to match the colour of the wall in which they are mounted.

15.4 Timber Front doors must be painted Wall and All White or match the colour of the window frames they are mounted or painted in colour as indicated in Section 15.2.

15.5 Aluminum Garage doors must be epoxy powder coated in pure white.

15.6 Aluminum frames, windows and doors must be epoxy powder coated in one of the colours prescribed in 15.2 above.

15.7 Plaster bands and windowsills must be painted pure white, or to match the colour of the wall into which they are set.

15.8 Palisades may be painted in one of the colours prescribed in 15.2 above, excluding white but as for Trellises it must be painted in white.

15.9 Wrought iron or steel gates must be painted matt black, or in one of the colours prescribed in 15.2 above.

15.10 Timber gates may be varnished or painted in one of the colours prescribed in 15.2 above.

15.11 Plaster bands and windowsills must be painted pure white, or to match the colour of the wall into which they are set.

15.12 Roofs, if painted, must be consistently charcoal. This includes alterations and additions to the roof. With alterations, the new colour needs to be applied throughout the rest of the roof. The roof colour to use is NuRoof Cool-Earth Shadow (TRP 206-Charcoal). All S-Profile metal Titanium zink roof sheets to be in Granum Basalte colour finish.

15.13 Chimneys, as described in Section 20 below, must be painted to match the wall to which they are attached.

15.14 Facias and bargeboards must be painted pure white or to match the colour of the roof which they abut.

15.15 Gutters must be painted to match the facias, and down pipes must be painted to match the walls to which they are affixed.

15.16 Should timber windows and doors be varnished in a dark colour, any other additional aluminum door or window colour must match the varnished timber.

15.17 Pergola colours and materials to be finished in one of the colours as described in clause 15.2 above or in a dark colour finish.

16. BALCONIES

16.1 Balconies must form an integral part of the design and any visible sides of slabs, or brickwork, must be plastered and painted to match the wall surface to which they attach.

16.2 The following balcony types are permitted:

16.2.1 TYPE A (Figure 38)

The slab may protrude a maximum of 200mm from the exterior face of the building, and the width of the balcony may not exceed 1750mm. A handrail must be fixed onto the side or top of the entire slab. The doors giving access to the balcony must open inwards or may be sliding.

16.2.2 TYPE B (Figure 39 & 40)

16.2.2.1 The slab may protrude a maximum of 1500mm from the exterior face of the building, and the width of the balcony may not exceed 3000mm.

16.2.2.2 A Handrail must be fixed onto the side or top of the entire slab.

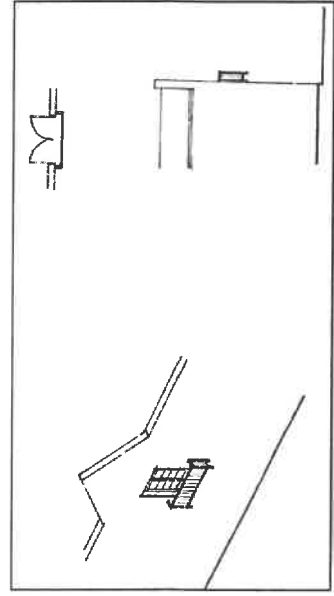


Figure 38: Type A balcony

16.2.2.3 The doors giving access to the balcony may open inwards or outwards or be sliding.

16.2.2.4 The supporting columns must conform to the general provision for columns contained in section 10.2.5 of these guidelines.

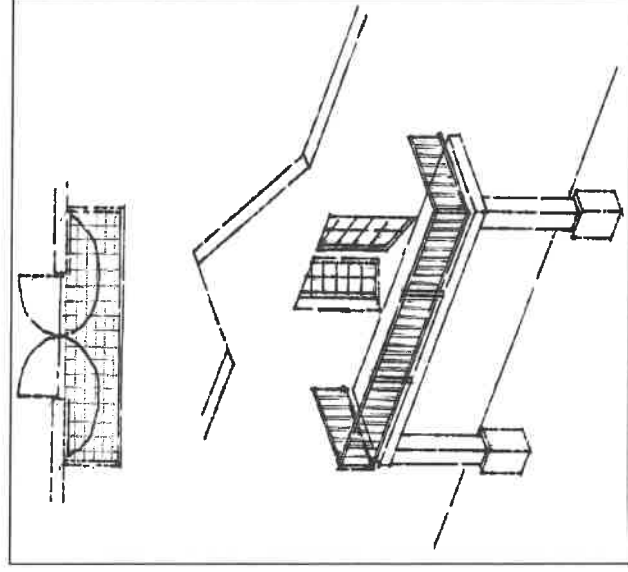


Figure 39: Type B

16.2.2.5 In place of columns, a concrete 'buttress' to support cantilever slabs may be used, structural or ornamental.

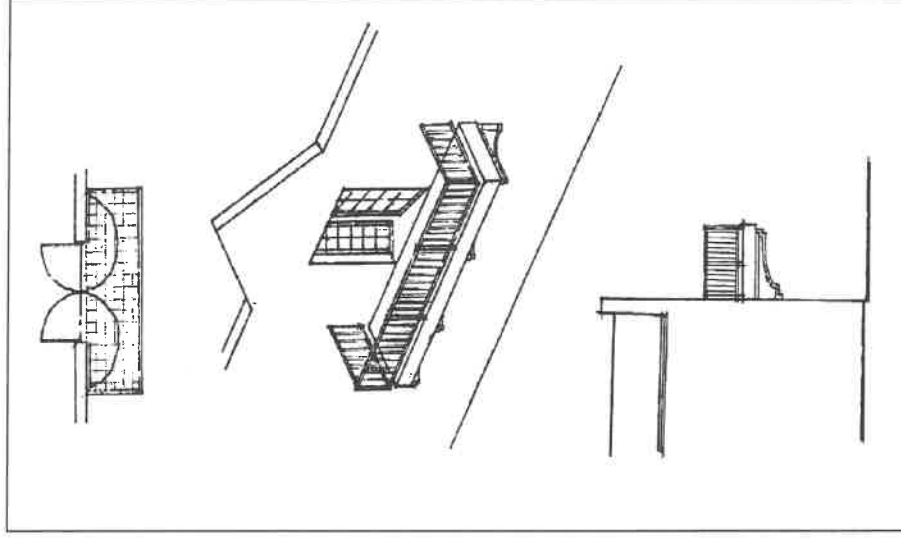


Figure 40: Type C

6.2.3 TYPE C (Figure 41)

Larger balconies are permitted, provided that the following conditions are complied with:

16.2.3.1 They may not be constructed on a elevations aligning with a boundary of the erf, which fronts onto a street or close. Where they front onto a shared boundary, the front of the balcony may not be closer than 5 m from the boundary

16.2.3.2 They must be enclosed by the walls of the core building, abutting walls on all sides other than the front, and the slab may not extend beyond the walls against which it abuts.

16.2.3.3 a Balustrade may be fixed on the side or top of the slab; or brickwork to a max height of 1000mm may be constructed on the edge of the slab and a handrail fixed on the sides or top of the brickwork.

16.2.3.4 Should a flat concrete roof over a stoep/terrace/verandah, or over an abutment or Garage face onto a vineyard, orchard or the perimeter of the estate, this flat roof may be used as a balcony provided the balcony terminates at least 5.0m from a neighbour's boundary.

16.2.4 TYPE D (Figure 42)

These balconies are accommodated only in gable front walls, and if employed will be the only aperture permitted in the gable above ground floor ceiling height (No additional window permitted).

16.2.4.1 The aperture may not exceed 1/3 of the gable width, and the vertical proportion must be between 1.2 and 1.5 of the horizontal proportion.

16.2.4.2 Double leaf, inward opening doors or sliding doors must be fitted, and if not natural timber, must match the exterior colour of the wall into which they are set.

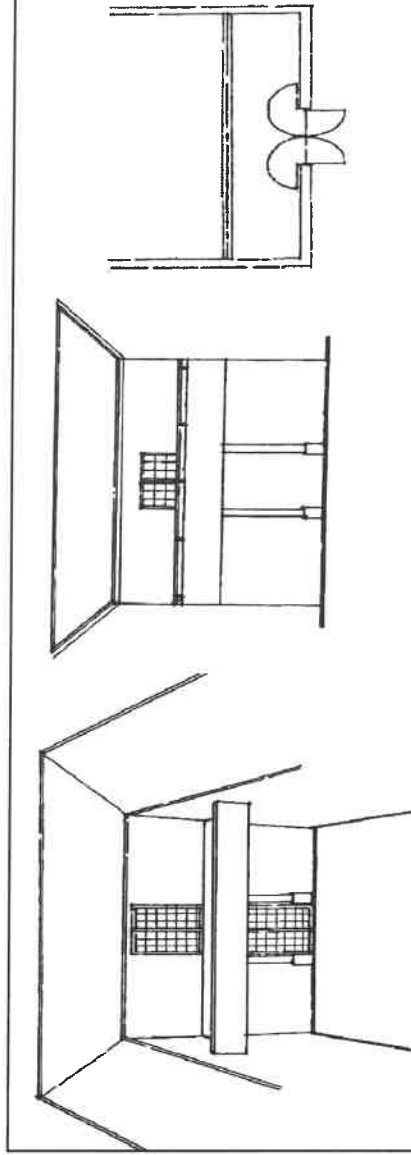


Figure 41:

Type C balcony internal Courtyard

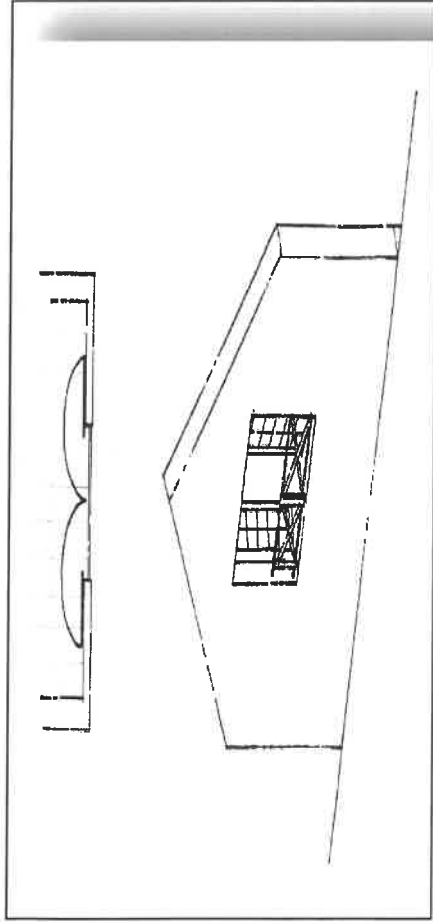


Figure 42: Type D balcony

16.2.4.3 a Balustrade, must be mounted in the aperture. No brick balustrade will be allowed on these balconies.

17 BALUSTRADING

The following conditions apply to handrails and balustrading:

17.1 The height to the top of all handrails or balustrades, including those mounted on brickwork, must be 1000mm above the floor finishes of the balcony slab.

17.2 Hardwood timber balusters varnished or painted in any of the colours prescribed in 15.2 above.

17.3 Square mild steel tubing and flats, painted white, matt black or any of the colours prescribed in 15.2 above or stainless steel.

17.4 Glass balustrading is permitted.

18 BURGLAR BARS, SECURITY GATE SYSTEMS, INCLUDING SECURITY LIGHTS.

18.1 All burglar bars, security gates and security screens, including expandable and sliding products, and roller shutter systems, must preferably be mounted internal to the openings which they secure, behind the glazing of windows or sliding doors, and behind wooden doors.

18.2 Every effort should be made to align vertical bars with mullions.

19. SERVICES

19.1 Television aerials and satellite dishes must be fitted below the main building eaves line. Satellite dishes must be white composite or approved equivalent.

19.2 Sewer and vent pipes must be concealed in vertical ducting within the wall plane of the building.

19.3 All telephone and electrical cable reticulation on the property must be underground. No overhead masts or wires are permitted.

19.4 Washing lines must be contained in a service yard as described in 10.5 above, and may not be visible from outside the erf upon which they are erected

19.5 Air Conditioning, Geyser units and Heat Exchange Pumps.

19.5.1 These must, if not located within a service yard as described in 10.5 above, be installed against exterior walls at or below ground level and must not exceed a height of 1200mm above ground level and must be entirely screened by surrounding brickwork or similar approved finish and colour matching the exterior wall to which it is attached.

19.5.2 If the condenser units are placed on a flat roof, they must be entirely screened by surrounding brickwork or similar finish and colour matching the exterior wall to which it is attached. The brickwork must extend a minimum of 200mm above the condenser unit and may not be higher than the underside of the fascia.

19.5.3 Under no circumstances may any part of the air-conditioning units be visible from the outside of the erf as viewed from natural ground level.

19.5.4 Window mounted air-conditioning units are not permitted.

19.5.5 Noise levels from these machines must not cause a nuisance to any residents and may not exceed allowable operational 50 decibels during day or night when measured on the erf boundary.

19.6 House numbers may be no larger than 75mm high and 60mm wide.

19.7 Gas cylinders, refuse bins, compost piles and clothes lines must be located within service yard as described in 10.5 above.

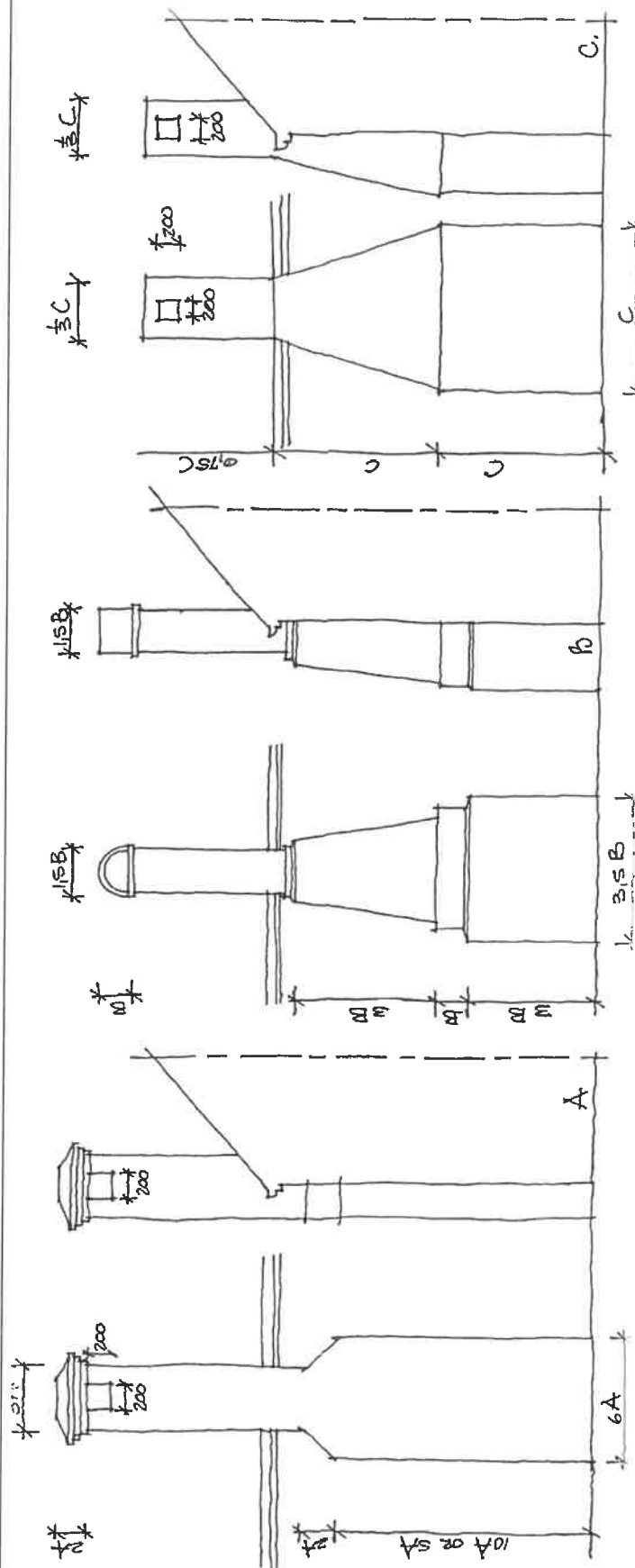
19.8 Solar Panels

Note: For additional information regarding Solar Panels for Electrical Generation, refer to:

- 1.Application and Commissioning Form.
- 2.Guidelines and Specifications SSEG

19.9 Swimming Pools

These swimming pools may only be built below natural ground level, and should a pool encroach over the building line, the building line is waved, but only for the pool.



20. CHIMNEYS

20.1 Plastered and painted masonry chimneys are permitted, strictly in accordance with the alternatives illustrated in figure 43

20.2 The highest point of the chimney must be a minimum of 1000mm above the ridgeline of the roof if positioned on the roof as per NBR.

Figure 43: Possible Chimney Types

20.3 In case of internal combustion stoves or similar heating devices, - chimney pipes less than 200mm in diameter and not protruding more than 400mm above roof finish are permitted, these types must match the colour of the roof or may be stainless steel pipes. In the case where pipes exceed 200mm in diameter and protrude more than 400mm above roof finish, chimney details as indicated in Fig.43 will apply.

20.4 Chinese Cowlis are only permitted in type C Chimneys above. It can be placed on top or built into Chimney. These cowlis are to be painted matt black.

21. EXTERNAL LIGHTS

21.1 Lights on walls at the front door, garage or entrances form a welcome guide for visitors and play both a functional and aesthetic role. "Ledbury Lamps", Canterbury Classic Bracket", "Blenheim", "Stratford Pendant" or "Canterbury Longford" are, amongst others, all recommended.

21.2 Other contemporary lighting designs may also be used.

21.3 No coloured bulbs or glass to light fittings is permitted.

21.4 Spot / Security lights that cast light outside a particular property are only permitted if it does not infringe beyond the boundaries of other homeowners.

22. COURTYARDS (Figure 44)

22.1 Courtyards are among the most ancient of outdoor rooms.

22.2 Of particular significance for De Zalze is the opportunity created for courtyard living by the urban design of each development node with Type II erven. The establishment of courtyards is also encouraged for Type I erven.



Figure 44: Typical view of Type II erven with courtyards

23 . PRIVACY AND NOISE

23.1 VISUAL PRIVACY

23.1.1 These guidelines cannot guarantee visual privacy.

23.1.2 It is important that individual property owners ensure that houses are designed in a manner which respects the need for private outdoor space for neighbouring owners.

23.1.3 Palisade fence as per figure 45 and / or timber lattice, steel lattice or similar are permitted to obtain privacy under the following conditions:

a) When installed on top of an existing wall, the lattice may not exceed 50% of the height of the wall onto which it is being installed.

b) The lattice may not exceed more than 50% of the length of the boundary into which it is installed.

c) Panels may not be installed in continuous lengths exceeding 6 meters.

d) Colours – As per clause 15.1 and 15.2

23.2 NOISE

Refer allowable operational decibels for day or night when measured on the erf boundary as defined in Section 19.4.5.

23.2.1 While visual privacy can be attained by providing screen walls and locating windows and balconies in areas where privacy of the next-door neighbours is not compromised, noise is a potential problem that must be managed.

23.2.2 Good neighbourliness requires noise levels to be kept low by individual households.

23.2.3 Measures are required to regulate and reduce noise levels through technical and design intervention:

a) The most effective way of reducing noise disturbance is to ensure that outside living spaces of neighbours are not located directly alongside one another, but that outdoor spaces are in the centre of an erf with a building separating outdoor living spaces.

b) In the instances where boundaries are defined by walls, additional noise screening devices should be utilized, such as planters, hedging, double walls, pergolas, and garden seats.

c) Boundary walls can also be defined by covered walkways, which serve as linking elements between buildings and noise screening devices.

d) The sound of falling water from water features located along boundary walls is an effective method of reducing noise from other external sources.

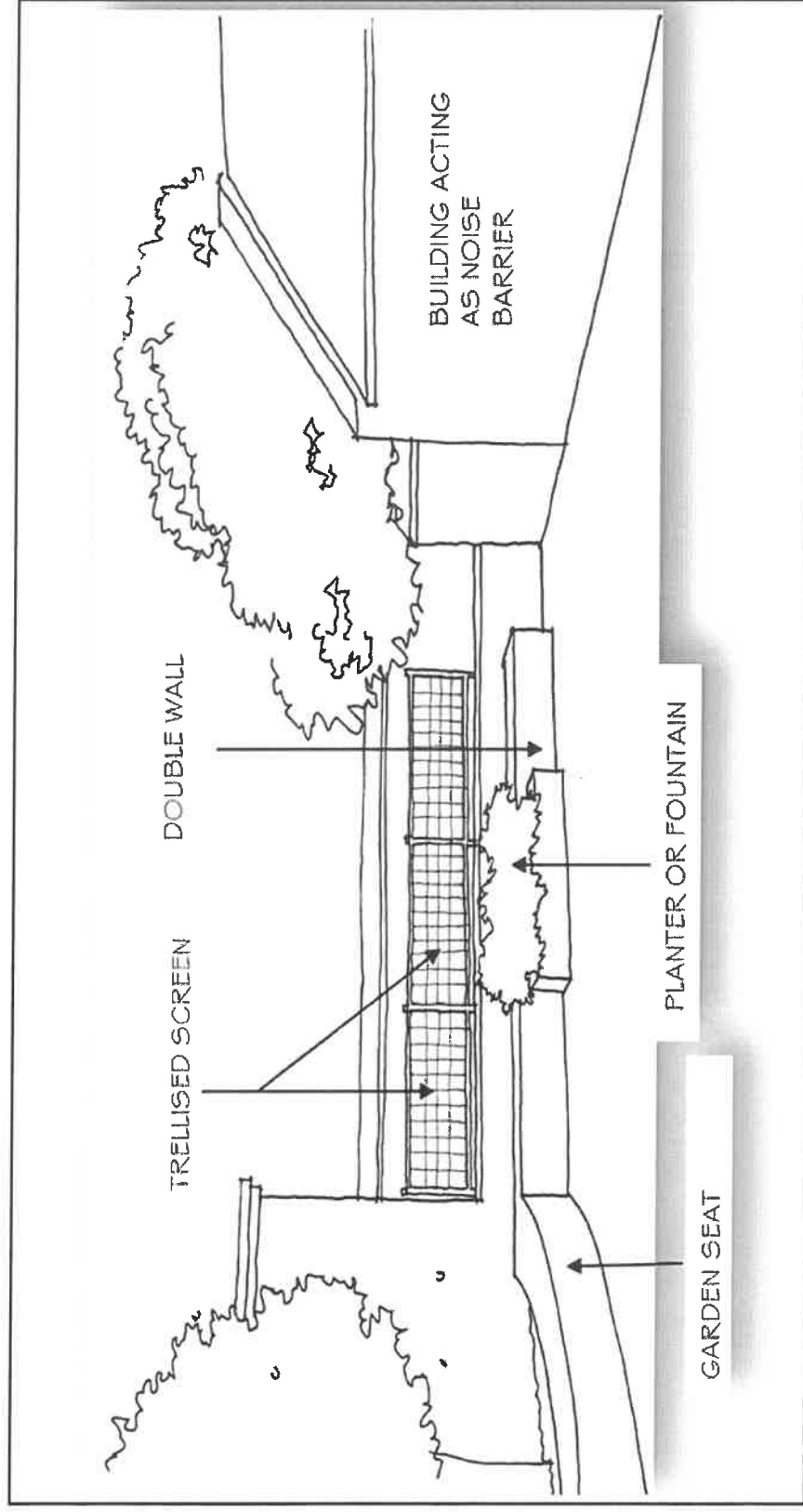


Figure 45: Illustrations of methods of softening edges created by boundary walls

24. LINKING ELEMENTS

There are several ways of achieving edge continuity by linking façades of buildings which then define the street edge.

The following are examples of such linking elements:

- 1) Archways, (sometimes closed with stable-like doors or coachman's entrances)
- 2) High walls with or without gate openings and doors.

- 3) A wall which serves as a linking element on the street façade may be of the same height as the wall plate of the building next to it but may not exceed it.



Figure 48: Wall as linking element with pedestrian archway.



Figure 46: Typical Coachman's entrance



Figure 47: Wrought iron gate in wall linking element



Figure 49: Two Buildings linked with a wall element

25. HARD LANDSCAPING GUIDELINES

25.1 PAVING

25.1.1 The proposed type, colour and pattern of all paving both:

- Within the boundary of an individual property and
- between the boundary and access road must be indicated on the site plan and approved by the HOA prior to installation.

25.1.2 All paved areas that are visible from outside the property must be harmonious with the paving used on the estate, (Corobrick "Wheatstone") as well as 70mm x 70mm grey cobbles.

Premix, interlocking blocks and grass blocks may not be used.

Brown exposed aggregate (9-13Ømm) in situ cast paving may be used inside the property boundary if the transition from the brick paving driveway line up with a built structure e.g., wall or column.

The appearance of the paving must blend with the brick paving and only 10% cement may be visible between the aggregate.

Edge the exposed aggregate in situ cast paving with an appropriate edging.

e.g brick or cobble pavers.

Pedestrian paths may be constructed from clay or concrete pavers, paving slabs, stone chip or laterite. Paving slabs must be rectangular or square.

25.1.3 Pedestrian Paths - Natural, earthy paving colours may be used. Grey and black materials may not be used.

25.1.4 To prevent areas within the public space being too hard and stark, the following regulations are applicable within the public space:

- No driveway may be wider than 6m unless approval is obtained from the HOA.
- Where the section of driveway between the road and erf boundary exceeds 10m in length, the maximum driveway width is 4.0m.
- A pathway to the entrance of a house may not exceed 1.5m in width.
- A paved access for golfcarts may not exceed 2m in width.
- A driveway, pathway and/or golfcart access may not be built adjacent to each other to form a continuous paved area.
- Driveways must join access roads at right angles except where an access road is 3m wide, and larger turning circle into a driveway is required. In this instance, and at 1m from the road,

the driveway may be splayed at 45° angle.

- A The final level of paved areas must be flush with existing levels to prevent soil erosion, (Figure 50), and exposed concrete haunching, (Figure 51). Where the levels cannot be smoothly tied in, the level of the adjacent landscape should be raised or lowered through application to the HOA.

25.15 All paved areas must be constructed as per standard building practices to ensure an even surface. All paving edges must also be laid evenly, flush with ground level, on a concrete footing and edge the entire length of the driveway/path. (Refer to Figures 52 & 53.)

25.16 Stone chip and laterite pathways must be edged with evenly laid bricks that are flush with ground level, on a concrete footing and around the total perimeter of the driveway/path.

25.17 Before an owner builds a driveway, he must notify the HOA, so that they can install 110ØPVC sleeves in the driveway area. The sleeves are required to protect and accommodate the existing services in the public space and are installed 500mm below ground level.

25.1.8 No paving other than access between the erf boundary is permitted in public spaces.

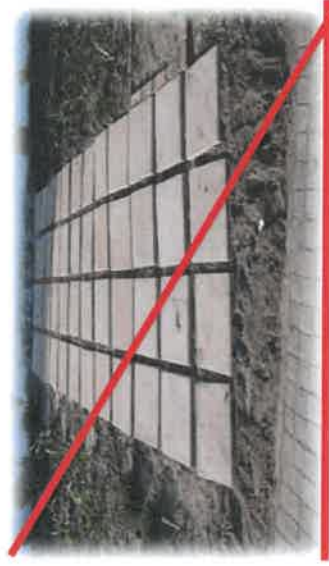


Figure 50: Pavers are not flush with road.



Figures 52 & 53: Incomplete and unevenly laid edging

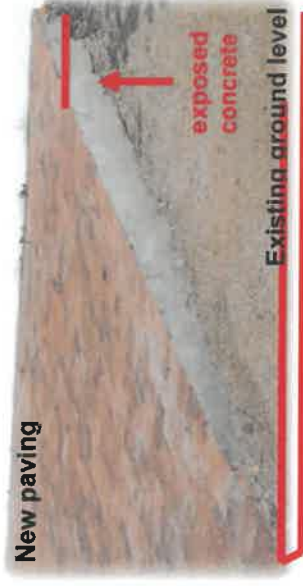


Figure 51: Haunching may not be exposed

25.1.9 Should an owner require a change to his existing driveway, then they shall complete the *Request Form*, and submit it to the HOA.

25.1.10 Similarly, where an owner wishes to build a driveway in a position other than that is allowed for; and has received approval for the change from the HOA; then the paving of the existing driveway must be removed, and the area reinstated to landscaping. The reinstated landscaping must match the existing landscaping in the immediately surrounding area i.e., if the existing landscaping consists of a mixed border of plants, then it is not possible to change the theme to an orchard or any other type of agricultural planting.

25.1.11 Where irrigation in the public space is affected by the addition of pathways or new driveways, the owner must notify the HOA for them to move the irrigation so that it waters the landscaped areas correctly.

26. BUILDING PLAN SUBMISSION

26.1 General

26.1.1 No plans may be submitted to the local authority for approval unless considered by the Homeowners Associations nominated architect and recommended for approval.

26.1.2 Detailed procedural rules for submission and approval may be issued by the Homeowners Association from time to time and must be strictly adhered to.

26.1.3 For the information required on drawings, and the plans submission procedure, all architects and designers must have a detailed knowledge of the Estate's architectural Guidelines and Conditions. (www.dezalze.com)

ADDENDUM 1: REVISIONS TO GUIDELINES

TABLE 1: MAY 2025

REVISIONS TO GUIDELINES	
DATE	DESCRIPTION
June 2019	Introduction: paragraph 8: articles replaced with Memorandum of Incorporation (MOI) (27 NOVEMBER BOARD APPROVAL)
	Introduction: paragraph 14: new paragraph added
	Introduction: paragraph 15: new paragraph added
	Revisions to index list:
	Item 7: note 'adjustable louvre covers included' added
	Item 9: note 'adjustable louvre covers included' added
	Item 19: Subdivisions added
	Item 25: Subdivisions added
	Paragraph 1.3.1: paragraph re-written and 'Pitched roofs' added.
	Paragraph 2.2: new paragraphs added.
	Figure 12: dimensions corrected on sketch
	Figure 13: dimensions corrected on sketch
	Figure 15: the word 'space' added to sketch title
	Paragraph 4.2.4. new sentence added: "As per Stellenbosch Municipal zoning scheme the definition of a basement storey is: "any storey with a floor level at least 2.0m lower than the average level of the land around the building".
	Paragraph 4.3: paragraph re-written "All retaining structures may be solidly built plastered and painted walls or natural coloured retaining blocks. Retaining blocks must be covered by natural vegetation at all times.
	Paragraph 7.7: paragraph re-written "Parking space, including garages, must be provided and must be clearly indicated on the erven for four vehicles in case of a Type I erf, and three vehicles in case of a Type II erf.
	Paragraph 8.1.4: the word 'rood' replaced with roof.
	Paragraph 8.2.2 (v) clause added: (V) When roof or part thereof is covered with solar panels, the panels must be fitted strictly according to clause 19.7 and the colour thereof to match the dark grey or charcoal colour of the roof as described in clause 15.10.
	Paragraph 9.3: paragraph sub-divisions re-numbered
	Paragraph 9.3.6.1: paragraph re-written and 'which do not face a street or a close' removed
	Paragraph 10.1.5: paragraph re-written and 'as well as a common boundary with other erven at the back of the property' added
	Paragraph 10.2.3: paragraph re-written and additional sub-clauses (i), (ii) & (iii) added
	Paragraph 10.2.4: paragraph re-written and last sentence omitted.
	Paragraph 10.2.5: paragraph re-written and additional sub-clauses (i) & (ii) added
	Paragraph 10.2.6: paragraph re-written and "with or without copings" added.
	Paragraph 10.2.6: last clause re-written "Columns in all types of walls must be equally spaced or as close as practically possible along the length of the wall"
	Paragraph 10.2.10: paragraph re-written and "with or without copings" added.

	Paragraph 10.3.2: 1/3 replaced with 50%
	Paragraph 10.3.3: paragraph re-written
	Paragraph 10.3.4: paragraph re-written
	Paragraph 10.3.6: paragraph re-written
	Paragraph 10.4.3: paragraph re-written and 1/3 replaced with 50% and 'or trellis or glass balustrades for safety' added
	Paragraph 10.4.4: 1/3 replaced with 50%
	Paragraph 10.4.5.1: 1/3 replaced with 50%
	Paragraph 11.2: paragraph removed
	Paragraph 11.3: paragraph moved up to 11.2
	Figure 32: picture replaced
	Figure 33: picture replaced
	Figure 34: picture replaced
	Paragraph 13.1.13: clause reference no. added at end of paragraph.
	Figure 35: picture replaced
	Paragraph 13.2.1: last sentence in this paragraph removed
	Paragraph 13.2.2: paragraph re-written and sentences added
	Paragraph 13.3: paragraph re-written and sentences added
	Paragraph 13.4: paragraph re-written and aluminum roller shutters added
	Paragraph 15.10: paragraph re-written and sentences added
	Paragraph 15.14: paragraph added
	Paragraph 15.15: paragraph added
	Paragraph 16.2.2: Type B balcony subdivided into sub clauses
	Paragraph 16.2.2.2: Type B balcony width changed from 1000mm to 1500mm
	Paragraph 16.2.3.3: paragraph re-written and sentences added
	Paragraph 16.2.4.3: paragraph re-written and sentence added
	Paragraph 17.3: 'matt black added'
	Paragraph 18.1: the word 'preferably' added
	Paragraph 19.4: note added
	Paragraph 19.4.5: Sentence restructured to incorporate "exceed allowable operational decibels during day or night when"
	Paragraph 19.7: paragraph no corrected from 119.7 to 19.7, note added and clause nos. corrected.
	Paragraph 19.7.3 (4): sentence re-written to include clause 3
	Paragraph 19.9: Water tank paragraph added
	Paragraph 20.2: paragraph re-written, 'maximum' replaced with 'minimum' and "if positioned on the roof as per NBR' and 'or may be stainless steel pipes.' Added
	Paragraph 21.2: paragraph omitted

	Paragraph 21.3: paragraph moved from no. 21.3 to no 21.2
	Paragraph 21.4: paragraph moved from no. 21.4 to no 21.3
	Paragraph 21.5: paragraph moved from no. 21.5 to no 21.4
	Paragraph 23.2: Heading re-written to 'Noise. Refer allowable operational decibels for day or night when measured on the erf boundary'
	Figure 46: picture replaced
	Figure 47: picture replaced
	Figure 48: picture replaced
	Figure 49: picture replaced
	Paragraph 25 'Introduction and the Design of gardens' added to Landscape Section
	Paragraph 25.1: list of plant species permitted updated
	Paragraph 25.2: list of plant species not permitted updated
	Paragraph 25.3: 1: paragraph re-written
	Paragraph 25.4.1: new paragraph added
	Paragraph 25.5.1: paragraph re-written
	Paragraph 25.5.2: paragraph re-written
	Paragraph 25.6.2: paragraph re-written
	Paragraph 25.6.3: paragraph re-written and 'flower field, citrus' added
	Paragraph 25.7: Heading 'Recommended plant list' added
	Paragraph 25.7.1: paragraph added
	Paragraph 25.8.2: 70mm x 70mm grey cobbles added
	Paragraph 25.8.4: point 2 maximum driveway widths changed from 3.0 m to 4.0 m
	Paragraph 25.12: 'procedure for implementation of changes to private area landscaping' changed to 'procedure for implementation of changes to public open space areas (POS)
	Paragraph 25.12.2: paragraph re-written
	Paragraph 25.12.3: paragraph re-written
	Paragraph 25.12.4: paragraph re-written
	Paragraph 25.13: paragraph added
	Paragraph 25.13.1: sentence added
	Paragraph 25.13.2: paragraph re-written and 'without written consent of the HOA' added
	Paragraph 25.13.4: paragraph and sub clauses re-written and some clauses omitted.
	Paragraph 25.13.5: paragraph re-written and some sentences omitted
	Paragraph 25.13.6: paragraph omitted
	Paragraph 25.13.7: paragraph moved up to 25.13.6
	Paragraph 25.13.8: paragraph moved up to 25.13.7
	Paragraph 25.13.9: paragraph moved up to 25.13.8
	Paragraph 26.1.3: paragraph re-written and 'building guidelines and conditions' added.

March 2021	Paragraph 19.7.6: paragraph omitted
August 2021	Paragraph 7.2: New wording added Paragraph 11.1: Section 15.8 added. Paragraph 11.2: re-written. Paragraph 11.3: re-written and moved down. Paragraph 14.3: re-written and added. Paragraph 15.1: re-written and added. Paragraph 15.3: New wording added. Paragraph 15.4: New paragraph added. Paragraph 15.12: New wording added. Paragraph 19.4: New Heading added. Paragraph 19.4.5: 50 decibels added to paragraph. Paragraph 20.4: New paragraph added for Chinese Cows. Paragraph 23.2: New wording added- as defined in section 19.4.5 Paragraph 25: New Heading for Hard Landscaping Guidelines Paragraph 25.1: Paving paragraph added up to and including 25.1.11 Paragraph 26: Building Plan Submission section added which includes 26.1-26.1.3
June 2022	Introduction: Paragraph 19.5 to read washing lines. Introduction: Paragraph 19.5.6 to read House numbers. Introduction: Paragraph 19.5.7 to read Gas Cylinders. Introduction: Paragraph 19.6 to read Solar Panels. Introduction: Paragraph 19.7 to read Water tanks. Introduction: Paragraph 19.8 to read Swimming Pools. Introduction: Paragraph 19.9 paragraph deleted. Introduction: Paragraph 19.10 paragraph deleted. Section 3- New paragraph added Section 3.3.5 Section 7- New wording added to paragraph in Section 7.2 for Garage doors Section 8- New wording added to paragraph in Section 8.1.5 Section 8- New wording added to paragraph in Section 8.2.2 (i) Section 8- Corrections to subsections in Section 8.2.2(v) Section 10- Corrections to subsection 10.4.5.3 numbering Section 10- New paragraph added to Section 10 being Section 10.6(Vertical exterior screens)

(07 DECEMBER 2021 BOARD APPROVAL)

(06 DECEMBER 2022 BOARD APPROVAL)

	Section 13- Amendment to paragraph in section 13.1.13 (Gable windows)	
	Section 15- New wording added to paragraph in Section 15.12 (Roof colour specification)	
	Section 19- Section 19.4 replaced with Section 19.5	
	Section 19- Section 19.5 replaced with Section 19.4	
	Section 19- Section 19.5.6 replaced with Section 19.6 numbering	
	Section 19- Section 19.5.7 replaced with Section 19.7 numbering	
	Section 19- Section 19.6 numbering replaced with Section 19.8 (Solar Panels)	
	Section 19- Section 19.6.1 numbering replaced with Section 19.8.1	
	Section 19- Section 19.6.2 numbering replaced with Section 19.8.2	
	Section 19- Section 19.6.3 numbering replaced with Section 19.8.3	
	Section 19- Section 19.6.6 paragraph amended and reworded.	
	Section 19- Section 19.7 replaced with numbering 19.9	
	Section 19- Section 19.8 replaced with numbering 19.10	
February 2024	Introduction -Section 7(a-i) added names and erven.	(28 SEPT 2022 BOARD APPROVAL)
	Introduction- Section 7(j-m) new information and erven added	
	Section 5 - Section 5.2 replaced with 500m ² for 60% coverage	
	Section 9- Section 9.2.2 amended to read 15° only.	
	Section 15- Section 15.12 changed to read charcoal.	
	Section 19- Section 19.8 Solar Panels- New wording and rest of paragraphs deleted	
	Section 25- Section 25.1.2 corrected instead of 25.12	
	Section 25- Section 25.1.3 corrected instead of 25.13	
	Section 25- Section 25.1.4 corrected instead of 25.14	
	Section 25- Section 25.1.4 sentence changed.	
May 2025	Section 2- Section 2.2.2 Height of abutments- new paragraph added	(13 MAY 2025 BOARD APPROVAL)
	Section 2- Section 2.2.3 Height of free-standing structures- paragraph amended	
	Section 7- Section 7.2 Double garages increase in widths- paragraph amended	
	Section 7- Section 7.4.1(iii) Garage doors on Street fronts- paragraph amended	
	Section 8- Section 8.1.5(i) Roof materials for pitched roofs- paragraph amended	
	Section 8- Section 8.2.2(i) Roof materials for flat roofs- paragraph amended	
	Section 8- Section 8.2.2(v) Solar roof colour- paragraph amended	
	Section 10- Boundary walls and Palisades/Trellis- new paragraphs added	
	Section 10- Section 10.2.11 "Trellis" definition added to the General Provisions	
	Section 13- Section 13.2.3 Doors- the opening of sliding and folding doors- paragraph amended	

	Section 13- Section 13.2.4 Doors the opening of sliding and folding doors- paragraph amended to read 60%
	Section 15- Exterior Colours- Introduction paragraph amended, and new paragraphs added for clarity
	Section 15- Section 15.8- Exterior Colours- new paragraph added for "Trellis" to be painted white.
	Section 15- Section 15.12- Exterior Roof Colours- paragraph amended
	Section 15- Section 15.17- Exterior Pergola Colours- paragraph amended