



LE PARC

RESIDENTIAL
ESTATE

— *paarl* —

ARCHITECTURAL GUIDELINES

leparc.co.za



Introduction

The first phase of the guidelines document pertains to properties where a prescribed building plan will be used. The architectural detail has therefore largely been set by the developer's architect, and this guide serves to clarify what may or may not be permitted as changes, additions or/and maintenance to the unit.

The purpose of such guide is to ensure a top-quality environment where particular emphasis is placed on the street character of the development as a whole, for the enjoyment and benefit of all residents.

These guidelines form part of the constitution of the HOA, established in terms of Section 29 of Ordinance 15 of 1985.

Control of these guidelines will be through the HOA and their appointed architects. The HOA reserves the right to make amendments and exceptions to these guidelines in certain cases, without setting a precedent for the entire scheme.

A-Z

A

Air-conditioning

Some units will be air-conditioning ready for certain rooms, meaning that the wireways and services will be in place for owners to install internal units and external compressors. The positioning of units is therefore pre-determined. Units that are positioned less than/ at 1.5m from the ground need not be screened. Units positioned at a higher level, such as on flat roof areas, must be screened as per the detail drawing provided *please see addendum 001*. If an air-conditioning unit is to be installed at an area which has not been pre-determined according to the building plans, this should be pre-approved by the HOA.

Approval of Building Plans

Refer to the constitution of the development.

B

Balconies

No alterations from windows to balconies will be allowed.

Braai areas

No freestanding-built braai areas or lapas will be allowed.

Boreholes

No boreholes may be sunk, similarly wells are not allowed.

Building Contractor

Refer to the constitution of the development for NHBRC requirement, rules pertaining to working hours, protection of infrastructure, cleanliness and deposits.

The following should be addressed either here or in the constitution:

Contractors must be registered with the NHBRC.

Working hours of 07:00 – 17:00 (week) and 08:00 – 13:00 (weekends) to be adhered to. No work on Sundays. Please note that any work on Saturdays or after 17:00 on week days may not cause a noise disturbance.

Contractors to deposit a R10 000 refundable damage deposit to the HOA for any work to be done or materials to be off loaded along the streetscape.

A building controller (as appointed by the HOA) may inspect the building sites from time to time.

No damage may be inflicted to existing infrastructure. The damage will be made good at the cost of the owner and/or subtracted from the deposit.

The HOA will be entitled to enforce compliance with the guidelines, and the contractor may not deviate there from.

No contractor's signage will be allowed. In certain cases, a standard project board will be allowed. Submission must be made to the HOA for permission.

The property boundary of a construction site must be fenced off with wooden poles and shade netting of 1.8m high. All construction activity and deliveries must take place within the boundaries.

Approved working drawings must be available on site at all times.

Access control measures will be put in place by the HOA, and the contractor must conform to any such measure imposed. Speed limit of 20km/h must be adhered to.

The building site and street must be kept clean and undamaged at all times. Rubble may not accumulate for more than one week.

Every precaution must be made to protect infrastructure during the delivery of concrete or other heavy materials.

The contractor must protect the safety of the public and its workmen, as well as the privacy of neighbours. No loitering will be allowed, and workers are restricted to the boundaries of the erf on which they are building.

No litter may be left for more than one day, and a staff toilet must be supplied and linked to the sewer point on the individual erf.

Only services on the erf may be used.

No trees may be removed without the permission from the HOA.

The owner is to co-operate fully with the HOA should any breach of conduct be reported on the part of the contractor.

These rules must be annexed to the building contract and kept on site during construction.

R10 000.00 pavement deposit per erf.

Building lines/ setbacks

The approved SDP contains the information regarding building setback lines. Side boundary building setbacks is minimum 1m with only garages allowed to be placed at 0m, street front setback for garages is 4.5m from erf boundary to allow for parking on erf.

Road reserves are 2,5m for internal roads and 4,5m for Main roads.

Sidewalks as per landscape plan.

Bulk and Coverage

The coverage set out in the SDP is generally just below 50%, which is the maximum permitted by the municipality. This means that very small additions may be possible on some units to the total coverage of 50%. Double storey units will not be able to add additional area, since they have been designed on 50% coverage and 75% bulk principle.

This principle will be applied in future precincts. Permeable pergolas do not count towards coverage.

Burglar Proofing

Only internal security doors will be allowed. Front door aesthetics to remain as is.

Windows may have the following options. Note that one option should be applied throughout a unit.

Clearbars – Horizontally arranged

Trellidor Clearguard or similar approved perforated mesh – Frame should match window frame
Matt Stone Grey frame with black mesh

Shutterway - Horizontal powder coated white steel fins

American Shutters/ Taylor or similar approved - Adjustable stacking shutters in white. Arrangement should match window arrangement

Decorative Blinds internally – Neutral colours should be used.

C

Carports/Shade port

Single garages will be built with a standard carport on the street side. *Specification may change.*

Double garage will not have this feature. Homeowners may apply to add double carports to such garages. Such additions must follow the design of the existing carports as set out by the developer.

Car ports will be allowed to extend onto the erf boundary, 4,5m from garage door plane to allow car parking on own erf. Car ports may not be covered by roofing or translucent polycarbonate sheeting and should remain shade only.

Colours (paint and finishing)

Two options of neutral colour palettes will be available for the home owners to choose from. In order for the two tonal options to work side by side, it is important that the warmer tone palette steers away from overtly yellow undertones. The developer will display samples on site, and therefore this guide will not indicate specific brand names or colour codes. The selection of colour palette is tied to the selection of detail finishing so that the cool palette will go with the more contemporary option, while the warm palette will go with the more classic option. No changes will be allowed to this.

The principle to be followed is:

White	for all trims (around openings/ on parapets); front door; fencing, carports and plater bands
Light tone (in chosen palette)	predominant wall colour
Medium tone (in chosen palette)	stipple plaster areas, such as on upper gable end walls and painted bagged brickwork
Window tone (in chosen palette)	Matt Stone Grey
Roof tone (standard throughout)	standard Light grey will be set by the developer. Colour Raincloud or similar approved.

D

Decks

Decks in private yards will be allowed. Layout plan of intended layout needs to be submitted to HOA for approval.

Delivery Vehicles

Sizes and capacity must be controlled as they cause severe damage to infrastructure.

Doors

Doors are predetermined by developer. Front doors will have horizontal timber, be of solid timber and painted white.

F

Form, Scale and Proportion

The form, scale and proportion of the houses have largely been set by the developer's architects. Future changes to the buildings must however adhere to the established proportions. A single storey house must always remain single storey, and a double storey must remain double storey. No further floors will be allowed.

G

Gas Installation

Subject to application with HOA. Position to be indicated on application diagram/ plan. Not on streetscape. Only approved gas installers may be used with copy sent to HOA of the approved COC after installation, if done after the date of completion.

Generators

No generators for individual erven will be allowed. Backup batteries as alternative will be encouraged.

Grey water systems

The developer will install a grey water system for each unit, for the purposes of garden irrigation. *Specification may change without notice.* The home owners are responsible for the maintenance of these units and must ensure that the correct type of detergents (bio-degradable) are used, filters are

regularly cleaned and tanks are kept clean. Owners should check that lids are securely locked at all times.

L

Landscaping

The developer will establish the landscaping on all common areas including streetscapes and this will include the gardening in front of units which form part of the individual residents' erven. The body corporate/ home owners' association will maintain all such landscaping introduced as described above.

Back yard gardening is the responsibility of individual home owners. The overall landscape plan will contain a list of species that will be allowed. *Please refer to the landscaping guideline*

Laundry / yard areas

Washing lines must not be visible from the streetscape, and must be behind closed yards. Rubbish bins must be kept inside enclosed yards, and may only be brought into the street areas as per the regulations in the constitution.

Lighting

Lighting will be installed by the developer (this included wall fixtures as well as streetscape lighting). The wall fixtures should be maintained as installed, no other types will be allowed than what has been established by the developer. Back yard garden landscaping may only be in the form of low lighting spikes on the ground, and may not be on poles, or up lighting.

O

Occupancy Use

Garages must always remain as such, and may never be converted into habitable space in any way.

P

Pergolas and Verandas

Before considering the addition of pergolas and verandas, owners should check the coverage on their site to ensure that their overall coverage remains at 50%. These structures will never be permitted closer than 1m to any side or back boundary. The colours must match that set out by the development, with pergola structures in white, similar to the carports.

Should additional shading be required on a pergola, owners are encouraged to use a stretch canvas type solution (*Sunsails* or similar) which sits within a frame inside the pergola structure, as a hidden detail.

Separate submission should be made for such alterations to the HOA.

Pipes and Services

All pipes and services must be hidden/ in walls, and not visible from anywhere.

R

Rain water tanks

Rain water tanks may only be installed behind the garages in the 1m strip of open land. They must be of a dark grey colour. The following types are recommended: 500/750/1000 litre so-called 'slim-line' type or 500/1000 litre horizontal types.

Separate submission should be made for such alterations to the HOA.

Roofs

Predetermined by developer i.t.o material, colour, form and pitch.

S

Site Development Plan

Refer to Annexure A

Siting of Houses

The layout of the development has been predetermined by the developer through a municipally approved site development plan (SDP). Houses therefore have to be sited as per the SDP.

Solar Panels

Flat panel solar collectors will be installed by the developer for the purpose of water heating. Should an owner wish to add to the number or size of solar panels, they should install any additional units in the same position and grouping as the existing. Separate submission to HOA for any new installations.

Storage

No open storage areas are allowed.

Storage and garden sheds needs to be submitted for approval.

Storage of caravans, boats & trailers will not be allowed on driveways and the street control zone.

Illuminated signage will not be permitted.

Storage – Wendy Houses etc. needs to be more defined i.e impacts on neighbours as well as general visual impacts.

Pools should also preferably have pool covers.

Landscape Guidelines to follow.

Storm water channels

The developer will install storm water channels in the appropriate areas on sites, which may be shared by more than one homeowner. The homeowners are responsible for the maintenance of such shared channels.

Sun screening devices

No off-the-shelf sun screening devices such as canvas awnings (retractable or not) or polycarbonate awnings will be allowed.

Swimming Pools

Swimming Pools may not be located in front gardens. Swimming pools must have a rectangular shape. Plan application must be made to the HOA prior to municipal plan application. Swimming pools must have a conservancy tank with top up supply sourced from rain water, and the back wash must be suitably dealt with by the owner and proposals for this set out in the plan application to the HOA.

Satellite dishes

Infrastructure have been put in place to accommodate DSTV use without the need of a satellite dish. No dishes will be allowed on the property and this includes data dishes.

W**Walls**

Predetermined by developer

Wendy Houses/ Garden Sheds

No open storage areas are allowed.

Storage and garden sheds needs to be submitted for approval.

Windows

Predetermined by developer.

Yard walls, Boundary walls and Fencing

Home owners must maintain the types of wall and fencing as installed by the developer and may not change the type of fencing. No application for solid brick walls as substitute for the permeable fencing given will be approved. If back yard privacy needs to be enhanced, owners are encouraged to plant hedging shrubs or trees as per the list of allowable species given in the landscaping plan. No vibracrete will be allowed.

Any alteration or requests not covered in the Architectural Guidelines must be provided to HOA for approval at their sole discretion.