



ARCHITECTURAL BUILDING CONTROLS

AND

ARCHITECTURAL GUIDELINES

OUBAAI GOLF ESTATE DEVELOPMENT



1. REVISION HISTORY

Revision number	Review date
Version 1.1	01 January 2014
Version 1.2	20 February 2014
Version 1.3	14 August 2014
Version 1.4	15 October 2014
Version 1.5	04 May 2015
Version 1.6	13 July 2015
Version 1.7	December 2015
Version 1.8	4 June 2017

2. RELATED DOCUMENTS

Document Name	Date
Architectural Design Guidelines	Version 1.1
Building Contractors Code of Conduct Agreement	Version 1.2
Picket Fence Detail	Version 1.0
Building Deadline Agreement	Version 1.0
Cowl Detail	Version 1.0
Oubaai Colour Scheme	Version 1.0
Land Scape Architecture List	Version 1.0
Reference Material and Examples	Version 1.0
Aesthetic Compliance Inspection Form	Version 1.0
Application for the Supply of Electricity	Version 1.0

3. PURPOSE OF THIS DOCUMENT

Eddie da Silva is appointed as the current controlling architect. Kharafi Holdings selected Greeff & Associates Architects and Urban Designers, developers of the resort, as the original controlling architects to develop architectural and control guidelines to guide the project aesthetics and quality.

The Oubaai Golf Estate Homeowners Association Constitution makes it incumbent on all owners to obtain the overseeing architect's approval before commencement of building and before making any significant changes to the external appearance of buildings, landscaping and external features. The overseeing Architect shall at all times balance the project and individual owner's requirements with the environment.

This document describes the conditions specified by the Oubaai Design Review Committee [DRC] and will form the basis of the Oubaai residential development phase and may be updated from time to time, using the results from the various development iterations to complete and improve the architectural design.

For now and to the end of the residential development phase, only the "latest version" of this document will be valid to guide owners through the design, construction and maintaining phase. Any previous versions of this document will be invalid and will not be acknowledged for new designs. Houses already built should not be used as a precedent, the revised set of guidelines were created to address architectural inconsistency, inappropriate colour choices and lack of integrated landscape planning.

These guidelines are intended, to show the general spirit of the type of architecture, proposed in Oubaai Golf Estate residential development. All images portrayed in this document, may not be copied or reproduced and remain the sole property of the original architects and these visuals are intended to show the spirit of the architecture proposed for Oubaai Development.

This document is a guideline, the DRC and the HOA Trustees have a final and binding vote on architecture and aesthetics relating to Oubaai.

The DRC, along with the OHOA handles architectural controls for the Community. This is to maintain the high standards governing the Oubaai Community and is important to be aware of the Design Approval and maintenance process.

4. CONTEXT OF THIS DOCUMENT

This document is a work in progress, and detail will be added or updated at later dates when the DRC or Trustees feels necessary. Such updates will be versioned and published on our website, www.oubaaigolfestate.co.za and all new submissions to the DRC must refer to the version valid at the time.

Should any provision of this development guideline be regarded as contrary to the National Building Regulations, then the National Building Regulations (SANS 10 400) take precedence.

5. DEFINITIONS AND TERMS

Term	Description
Development	The entire development is known as Oubaai Golf Estate.
DRC	Design Review Committee.
OHOA	Oubaai Home Owners Association.
Environmentalism	Environmentalism appointed by the OHOA at the time.
Landscape Plan	The landscape plan is the design of the <u>residence</u> landscape master plan. It must indicate if the application is for new construction, revision of existing, removal of existing trees, planting new trees or relocating of existing trees to be approved by environmentalism before and after implementation. Refer to the Landscape Architecture document.
Design Approval Process	The process of submitting architectural plans to the DRC for the approval before construction may commence.
Building Contractor's Agreement and Code of Conduct	This agreement governs the conduct of building contractors and/or building activity in the Oubaai Development and may be amended from time to time by the Trustees. The primary intent of this Agreement is to ensure that all construction activity is conducted with the minimum of inconvenience and disruption to residents. The Building Contractor's Agreement and Code of Conduct shall be binding on all Owners and Building Contractors in the Oubaai Development. It shall be the responsibility of the Owner to ensure that his Building Contractor complies with this Agreement and with the relevant provisions of the Constitution, the Architectural Guideline Controls and the Conduct Rules.
Property Maintenance Process	The upkeep of an owner's dwelling after construction. This includes driveways, patios, gardens or any other structural defect.
Building Deadline Agreement.	The imposition of double levies in respect of the PROPERTY shall cease upon submission by the OWNER to the HOA of a duly signed builder's agreement for the construction of a dwelling on the PROPERTY. The construction has to commence (and be proceeded with diligently) within 30 (thirty) days of the date of signature of the builder's contract by both the OWNER and the builder mentioned therein.
Architect	A DRC appointed Architect as nominated and appointed by the OHOA Trustees or owner's appointed architect. All plans for the construction of or alterations to buildings must be prepared by an architect who is registered with the South African Council of Architects.
Owner	The registered owner of the portion within the Oubaai Development or member of the OHOA.
Good Standing	Member is not current with levies (including non-compliance levy) or has a debt owing to the HOA.
Dwelling or Building	A building or place of residence constructed in accordance with the Architectural Design Controls.
Improvement	Any building or structure of whatsoever nature constructed or

	erected on the owner's erf.
Local authority	The George Municipality.
Trustee(s)	Board of Trustees of the OHOA.
Words and expressions	Words and phrases used within and in the Constitution of OHOA shall have the meaning assigned to it in the Constitution.
Building Contractor	Building Contractor and its employees and/or sub-contractors and for the purpose of any claim against the Building Contractor in terms hereof, will include liability for any act or omission by any employee of the Building Contractor and/or its sub-contractor and/or any person acting on instructions of the Building Contractor in connection with the work to be undertaken by the Building Contractor, inclusive of persons effecting delivery of materials to the building site. It is the responsibility of the Building Contractor to inform the above-mentioned "persons" of the contents and obligations regarding this Agreement.
Oubaai Colour Scheme	The range of colours permitted by the DRC. Some colours are accent colours only AND MAY NOT COVER MORE THAN 20% OF TOTAL SURFACE. "Feature walls" or blocked features may be painted in accent colours. The DRC may define "Feature walls" in their opinion.
Erf or Property	Any portion or subdivision of the Development Area and includes all improvements after.
Applications	An application to review plans or issue Aesthetic Compliance Certificate.
Aesthetic Compliance Certificate	Request to inspect new dwelling to issue compliance certificate.

6. INTRODUCTION

Oubaai Golf Estate is a unique golfing, residential development, in the heart of the Garden-Route. Situated along a pristine coastline and bordered by a beautiful valley and mountain views. The property is 245 ha and is located 12km SW of George Airport, East of Herold's Bay.

The development has a well-defined welcoming entrance, with beautiful village units, which are in harmony with the on-site Hyatt Hotel surrounded by a gym, restaurant and retail facilities.

These are 9 distinct regions as shown on the site development plan

<i>Mountain View</i>	- 69 Stands (north-east of village)
<i>Hilltop</i>	- 91 Stands (located east of the village)
<i>The Brook</i>	- 5 Stands (located south-east of the village)
<i>Aloe Hills</i>	- 22 stands (located northeast of the clubhouse)
<i>Ocean Vista</i>	- 63 stands (located south-east of village)
<i>Ocean Side</i>	- 76 stands (located south-west of the clubhouse)
<i>Bay View</i>	- 35 Stands (situated south of the clubhouse)
<i>The Cove</i>	- 4 Stands (located south-east of the clubhouse)

The OHOA in collaboration with the controlling Architects reserves the right to make additions and alterations to these guidelines, as and when needed, to create a harmonious atmosphere. By the Design Approval Process, members must obtain both the Homeowner's Association and the DRC's approval for any and all ***new dwellings or alterations to existing homes*** before submitting these for approval by the Local Authority.

This process allows for continuity within the OHOA. Please anticipate your project by submitting plans for approval as the Design Review Process may take up to thirty days depending on the number of iterations. No work may commence until written approval from the DRC and the Homeowner's Association. The HOA reserves the right to withhold the approval of plans or issuing a compliance certificate if a member is not in good standing.

The design approval for all buildings on the Oubaai Golf Estate is done in a phased approach.

All plans must clearly state;

- a. Erf Number.
 - b. Owner details including name and contact information.
 - c. Architect name including name and contact information.
 - d. Architect registration number.
 - e. All drawings should be dated, and the Drawing Number and Revision clearly indicated. The DRC automatically check previously submitted plans, and it can get confusing when Revisions are not updated.
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- a. ***Phase 1*** - It is suggested that a sketch or 3D plan will be presented to the DRC before work plans are attempted. This will reduce the risk of changing costly designs. Should

you be uncertain of your designs and ideas, we welcome both you and your architect to attend the DRC meeting to present the first sketch plan personally. This can then assist with understanding the motivation behind the guidelines.

b. **Phase 2** - Submit detail work drawings/plans that will include but not limited to;

a. **Site plan indicating:** (Scale 1;200)

- i. Must show all contours of the land. It is a requirement that the benchmark is shown in the drawings as well as the contours. The contours should be shown at 1m intervals.
- ii. Boundary lines of erf.
- iii. Building lines within boundaries.
- iv. Adjacent plots and buildings.
- v. Paved Areas.
- vi. Stormwater system.
- vii. Sewage lines
- viii. Landfalls.
- ix. Water and sewage connection.
- x. Utility hole construction.
- xi. Garden walls and gates.
- xii. Swimming pool, Jacuzzi, including location of pumps
- xiii. Gabion and retaining walls.
- xiv. Picket fence.

b. **All floor plans** with detail measurements of (Scale 1;100)

- i. Floor coverage with measurements (SQM)
- ii. Open or covered patio areas with sizes (SQM)
- iii. Yard coverage with measurements (SQM)
- iv. Erf size with measurements (SQM)
- v. Coverage (%)
- vi. Ratio schedule (%)
- vii. General Notes
- viii. SANS 10400 XA & 204 General specifications.
- ix. A clear indication of the garbage disposal area where bins will be kept. This should ensure that the privacy of the house is maintained while allowing for easy accessibility for removal.
- x. Notes;
 - All homes on Oubaai Golf Resort have been zoned for single residential use. Guest houses multiple occupancies are not permitted. No sub-letting within the house will be allowed.
 - No second kitchen is permitted.
 - All houses should have at least one garage.

c. **Elevations (North, South, East and West)** of all floors with detail measurements including (Scale 1;100)

- i. Natural ground level and 8m height restriction.
- ii. Colour of dwelling from Oubaai Colour Scheme. If Multi colours are used, please indicate clearly on the different sections of walls.
- iii. Material types and use.
- iv. Balustrades and chimneys.
- v. The position of a satellite dish.

- vi. Type of roof tiles or covering.
 - vii. Position and type of cladding.
 - viii. Type of windows and doors (same as window schedule)
 - ix. The location of air conditioners, heat- and swimming pool pumps.
- d. **Sections (North, South, East and West)** of all floors with detail measurements including;
- i. Natural ground level
 - ii. 8m height restriction.
 - iii. Foundation and floor constructions.
 - iv. Slabs and Roof structures.
 - v. Beam and column support.
 - vi. Wall constructions, including garden walls.
 - vii. Stair, window and door position, etc.
- e. **Stormwater management plan.**
- i. The position of catch pits.
 - ii. The location of min 160mm storm water pipes.
 - iii. Subsoil drains.
 - iv. Gutter boxes
- f. **Roof Plan** indicating; (Scale 1;100)
- i. Tile roofs and flat roof areas.
 - ii. Gutters and eave construction.
 - iii. Total roof area (SQM)
 - iv. Coverage (%)
- g. **Plumbing** indicating; (Scale 1;100)
- i. Plumbing notes.
 - ii. Indicate the location of geysers.
 - iii. Sewage outlay.
- h. **Picket fence, decks and pergolas** sections and floor sections. (Scale 1;50)
- i. Type of wood.
 - ii. Dimensions and position.
- i. **Landscape, paving and driveway.** (Scale 1;200)
- i. Type and location of plants.
 - ii. Grass type and areas.
 - iii. Position and type of trees.
 - iv. The location of the water tank and the capacity.
 - v. The position of sprinkler control.
- j. **Window and Door Schedule.** (Scale 1;100)
- i. Type of Material
 - ii. Colour. (No Bronze allowed)
 - iii. Size and quantities

- c. **Phase 3** – Submit payment for scrutiny fee based on the scale of the dwelling. (See rate table)
- d. **Phase 4** – DRC review proposed plans and communicate findings of discrepancies until plans are approved.
- e. **Step 5** – Owner must submit DRC approved plans to Local Authority for approval.
- f. **Step 6** – Owner must apply and complete Contractor's Agreement and Code of Conduct and Building Deadline Agreement.
- g. **Phase 7** – Building Contractor to pay applicable deposits & fees before construction may start.
- h. **Step 8** – Search, and Rescue needs to be done on your erf before the commencement of building. Please advise the Home Owners Association at least five days in advance. We cannot do this as a general exercise on the entire estate as plant life is frequently re-initiated by birdlife, wind pollination, etc.
- i. **Phase 9** – Building Contractor must complete dwelling within **15 months. Please Note:**
 - Submit an application for supply of electricity. See "Application for the Supply of Electricity" application form.
 - Apply for Any changes or additions to the structure during the construction that are not according to the approved plans have to be approved before construction. An additional minimum scrutiny fee of R1000.00 is required or charge as per fee schedule. If no plans are submitted, the HOA reserves the right not to issue a compliance certificate.
 - Occupational Certificate is not being issued if the landscaping plan is not complete and approved by DRC. **Failure to comply will result in non-compliance penalties.**
- j. **Phase 10** – Contractor must apply for Aesthetic Compliance Certificate. The following certificates must be provided;
 - Roof Structural from an engineer.
 - SANS compliance
 - Electrical compliance
 - Plumbing/Sewage.
 - Safety & Balustrade.
 - As built Beacon certificate.
 - Height Certificate from the surveyor.
 - Structural Engineers certificate.
- k. **Phase 11** – Contractor must apply for Local Authority Occupation Certificate.

A copy of the **Municipality approved** plans must be submitted before an application can be made for the Building Contractor's Agreement and Code of Conduct. No amendments may be made to DRC passed plans after the Design Approval Process and Municipality approval.

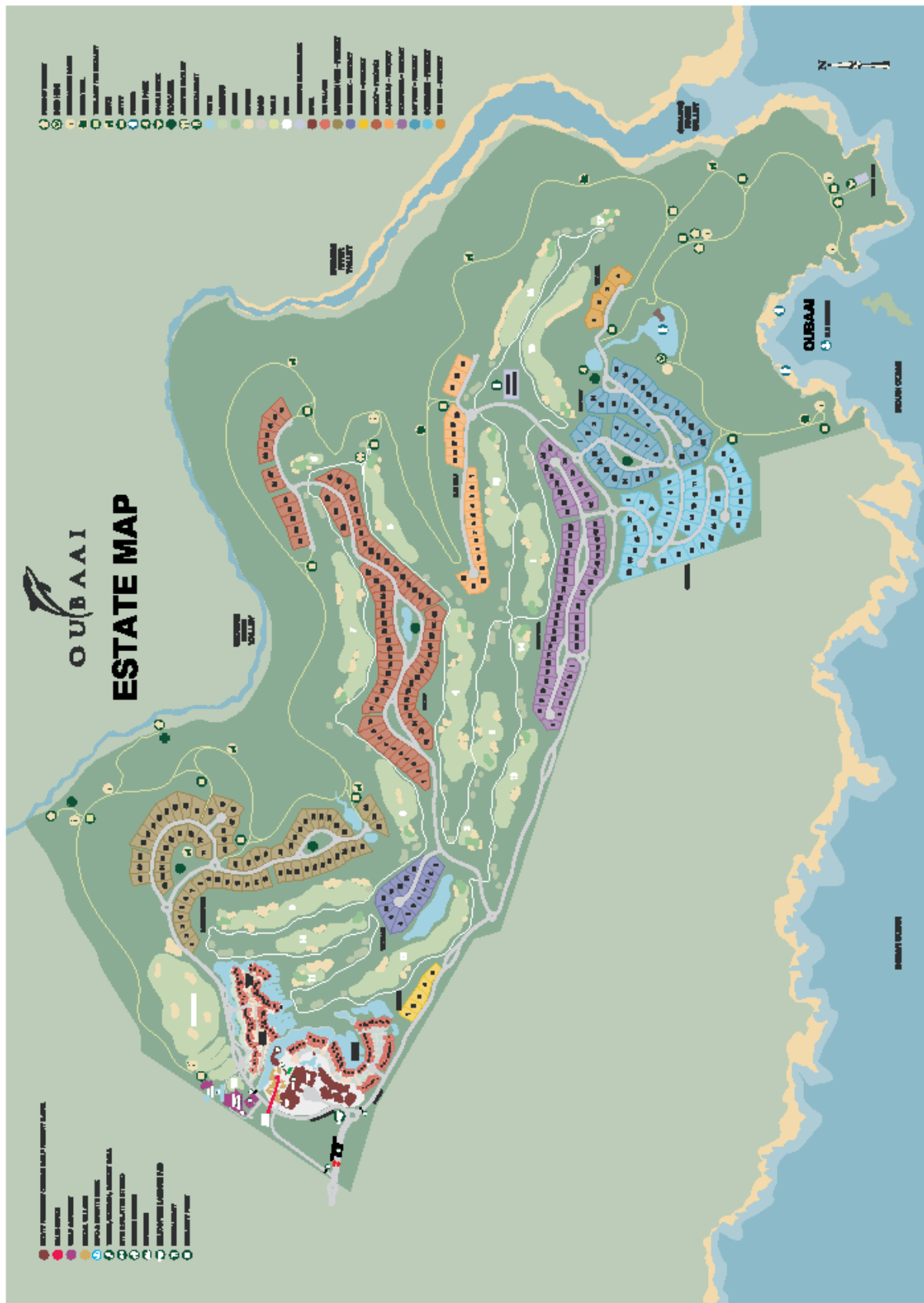
Prior to and during construction or improvements phase, the Building Contractor shall ensure that a copy of the working drawings and plans in respect of the dwelling and improvements as approved regarding the Architectural Design Controls are on site all times. The Building Contractor's employees and sub-building contractors, as well as being available for inspection by the OHOA or nominee during all working hours.

The OHOA shall have absolute control of the project during construction to the extent that if any deviations are cited, as outlined in the above particulars, the project shall be halted until these violations are corrected to the satisfaction of the OHOA.

Allow the DRC 15 days to review your application. However, most applications are handled in 7-10 business days. The DRC does not wait for monthly meetings to review requests. Applications are distributed to DRC members on the same business day that the OHOA office receives them. All submissions are to be sent via courier to the Home Owners Association at Oubaai Golf Estate, Herolds Bay, George. For postal submissions, please send to P O Box 9624, George, 6530.

Incomplete requests are returned to the homeowner, delaying the review process. Please read the instructions carefully and provide detailed information. Homeowners who proceed without the approval of the DRC do so at their risk and run the possibility of noncompliance.

7. ESTATE LAYOUT



8. DEFINITION OF ARCHITECTURE

The feel is characterised by single and double storey dwellings. The objective is to create a balanced feel, but each home can be unique, but still, have a sense of place. The goal is to use: glass, timber screens, natural rock, very simplified colour palette, roof finishes to be restricted to a specified use of materials, to add to the harmonious cohesion of the buildings. Integral to the architecture will be a landscape plan that binds the dwelling to the environment.

No changes whatsoever to Village units will be permitted if not approved by the DRC. This will ensure a seamless integration to the existing architecture.

No temporary structure, roofs, canvas/plastic canopies or roll downs will be permitted in the Village Units or Estate.

If the proposed design, materials or cladding used do not conform to guidelines the DRC may refer the matter to the Trustees for final decision.

9. LAND USE AND COVERAGE

Dwelling Footprint is defined as the ground floor area of the structure, including courtyards and covered patios and verandas, but excluding open terraces and porches, concrete and other rigid structures.

Only one residence per erf is allowed. Footprint coverage is a max of 50% on erf less than 1000m² and max 500m² on erven larger than 1000m². Coverage includes covered patio, outbuildings, but exclude open terraces. Paving and timber decks are not regarded as coverage. Minimum footprint coverage is 30%.

- a. The first floor may not exceed 60% of ground-floor.
- b. The building may not be narrower than 10m.
- c. The erf diagram to be provided indicates the building lines, servitudes and extent to which the building may be located on the property.
- d. No building shall exceed two stories in height above the natural ground level at any point of the site (roof rooms included).
- e. Garages facing the street placed in front of a house may not have a full second storey.
- f. To ensure integration into the landscape, building layouts must respond to the contours of the site and where possible, step down the contours.
- g. During the plan approval, process architects must demonstrate that they have considered the privacy of adjoining property owners by addressing overlooking issues.

10. BUILDING LINES AND ACCESS

- a. Street building line is 5 meters if garage faces the road or 4 meters if garage faces side boundary.
- b. Side building line is 2 meters from erf boundaries.
- c. Erven bordering Golf Course or open space parallel to the street, building line is 4m from erf boundary. Any Erf not bordering a green area or the golf course, the 4m restriction is not valid.
- d. Yard walls may form part of side boundary lines.
- e. Swimming Pools must fall within the building lines.

11. HEIGHT RESTRICTION

The building must step down with contours or cutback may be allowed where possible. Buildings must be constructed on different levels following the natural contours of the site when built on slopes.

- a. Finished floor levels may not exceed 1m on flat erven.
- b. The maximum height of the building may not exceed 8 meters measured across the height of the site, where the building meets NGL.

12. BUILDING ELEMENTS

RETAINING WALLS

Wherever applicable the use of gabion walls with natural rock is highly recommended, to create entrances to sloping stands.

- a. If Loffle-type retaining type walls are to be used, they have to be in increments of 1 m, which are stepped back and platforms are to be planted.
- b. Small rock gabion walls may be used to create interest, or natural rock in gabions may be used to create different levels for landscaping if needed.
- c. Gabions may be used to support excavations and cutbacks. Detailed specification, including an engineer's design, must be submitted as part of the Design Approval Process.

WALLS

- a. Long lengths of walls are punched in/out with timber/copper/glass boxes or natural rock elements to break the scale, add, and create shadow lines.
- b. Stepping back on multi-level structures is highly recommended.
- c. Walls must be plastered. No texture plastered (scratched plaster) allowed unless punched in/out small features.
- d. No coloured plaster bands or mouldings are allowed.
- e. Covered pergolas to long stretches may be used to create shadow lines.

- f. Rectangular/ right angle simple forms must be used; no offset angles will be allowed.
- g. The use of off-shuttered concrete is recommended.
- h. No face-brick or bagging may be used on houses or any other part of the yard or boundary walls.
- i. Garden walls may not exceed 30% of any boundary. No garden wall may be erected on the golf course or green area boundary.

FENESTRATION, DOORS AND LOUVRES

- a. All doors and windows must be either hardwood, aluminium or frameless. A full window door schedule must be submitted during the Design Approval Process.
- b. Win-blocks are not permitted.
- c. Bay windows are not allowed.
- d. No cottage pane doors or windows are allowed.
- e. Burglar proofing, if required, shall be installed on the inside of windows and shall be of a simple design, with the minimum visual impact from outside.
- f. External louvre shutters are highly recommended to break the scale and mass of walls. Shutters may be natural timber or aluminium.
- g. If aluminium, it must powder coated and the intended colour must be approved by the DRC. If not black, the colour must comply with shades of the Oubaai Colour Chart.
- h. Garage Doors must be Hardwood or Colour coated aluminium matching the Oubaai Colour Scheme.
- i. Window tinting is allowed but if any signs of weathering are detected the HOA may request the owner to renew or remove the applied product.
- j. No Bronze colour aluminium will be permitted.
- k. Any changes to the approved door and window schedule must be submitted to DRC for approval.

ROOFS

The uses of simple roof forms that are broken up and joined by flat roof links are highly recommended.

- a. Floating mono-pitched roofs can be between 5 –7 degrees. Slopes of mono-pitched roofs, to slope with contours, not contradict them.
- b. Double pitched roofs can be between 17 – 37 degrees.
- c. If double pitched or gabled roof, the maximum permissible wall width 7m.
- d. Rectangular/ right angle simple forms to be used, no offset angles are allowed.
- e. Flat Roof areas (slab) are mandatory. It may not be less than 30% and may not exceed 40% of the total roofed area.
- f. Roof lights as a pose to skylights should be used. If skylights are used, they must not be visible.
- g. Any changes to the approved roof design must be submitted to DRC for approval.

ROOF COVERINGS

- a. Natural Copper, Natural slate, Dove Grey Elite profile tiles, concrete flat (second floor), Volcanic grey coated clip lock profile (Max 7degrees), dove grey painted standing seam metal sheeting (Max 7degrees). No colour other than Dove Grey or Charcoal clip lock profile may be used. Apart from concrete, all other cladding must be of the same type and material
- b. Natural timber shingles.
- c. No clay tiles, translucent sheets (other than patio), shade cloth may be used.
- d. No roof paint on tile roof structure to be visible.
- e. No carports are allowed.
- f. Retractable canvas awning approved by the DRC will be permitted over verandas and terraces with the consent of the DRC. No fixed or movable, aluminium, plastic or metallic awnings, screens and coverings of any sort will be permitted if not approved by the DRC. Any proposed design must be submitted to the DRC.
- g. The slope of flat roofs must be concealed. Waterproofing must be painted to match the colour of the roof or the building and covered with approved stone pebbles or landscaped features.

GUTTERS, DOWN- AND SEWAGE VENTILATION PIPES

- a. All storm water and subsoil drainage must be concealed.
- b. A stormwater management plan must form part of the design, designed by an engineer.
- c. All sewage ventilation pipes must be concealed.
- d. All spouts must be stainless steel. No PVC spouts are acceptable.
- e. Water tanks above ground may not be visible from neighbouring houses. If tanks are not below ground or inside the building structure, all the sides and top should be concealed with natural material like wood, etc.
- f. Only Charcoal powder coated aluminium WaterTite OGEE Gutters, 125mm x 85mm domestic OGEE will be permitted on houses. Down Pipes must be rectangular and lead to the ground where possible.
- g. Galvanised square tubing downpipes may be used to run in I-beam supports painted the same colour as a beam.

CHIMNEYS AND COWLS

The design of chimneys must be to scale with the rest of the building. *See chimney and Cowl Detail schedule.*

- a. Materials allowed are stainless steel or brick cladded with natural stone.
- b. All chimney cowls must conform to the Oubaai schedule.
- c. A tapered chimney mass is recommended, but a variety of expressions will be considered provided that the cowl chimney projection is of a consistently approved type.

FENCES, SCREEN ELEMENTS AND HEDGES

- a. 1.2m high wooden picket fence painted according to Oubaai Colour Scheme, same as the dwelling may be erected to enclose part of the garden.
- b. Fencing adjacent to the street or golf course must be planted with a continuous hedge on the outside abutting the fence.
- c. No prefabricated-walling allowed.
- d. A detailed specification must be included during the Design Approval Process specifying where such fence is anticipated.
- e. No gates allowed in the driveway. Gates may only be used to enclose courtyards.
- f. Washing lines must be enclosed and screened from neighbouring properties.
- g. Dustbins must be enclosed and screened from adjacent properties but accessible to HOA staff to manage and take away bags.
- h. Garden walls and fences form an integral part of the architectural form of the Contemporary Coastal architecture style. The walls may be opaque for privacy or perforated to allow for air movement and light. The materials to be used are plaster, trimmed local stone, and metal. Surfaces are unassuming, occasionally broken by columns and iron gates.
- i. Due to the landscape setting, no continuous boundary wall will be allowed. A maximum wall length consisting of 60% on each of the side boundaries are approved subject to DRC approval.
- j. Natural hedges or picket fences are recommended. Please see picket fence guidelines
- k. No unpainted Pine structures are allowed.

EXTERNAL WOOD FLOORING AND DECKS.

- a. Wooden decks are allowed in Belau or Grappa. Treated Pine may be used as substructure but may not be visible.
- b. All side openings must be closed to the ground. No openings may be visible.
- c. No wooden external staircases are allowed.

PAINT COLOURS AND WALL CLADDINGS

Paint with a texture is highly recommended and only within Oubaai Colour Scheme range is allowed.

- a. Only paint colours from the range are allowed. Please refer to Oubaai Colour Scheme and in particular to accent colours.
- b. Only copper, timber and natural dry rock may be used to clad feature walls, and no artificial rock or rock-like cement tiles will be allowed as cladding.
- c. Riven stone is allowed and must be grounded if used on the ground floor.
- d. At least one of the cladding elements must be used on the exterior to create a feature, example; chimney, fireplaces.

Any other type of wall covering must be approved by the DRC before implementation.

BALUSTRADES, BALCONIES & SUPPORTS

BALUSTRADES

- a. 12mm frameless clear glass or stainless steel rod or pipe is highly recommended.
- b. No wooden, concrete, wrought iron types will be allowed.
- c. Only horizontal or vertical slats are allowed.
- d. No cross or other patterns are allowed.
- e. Stainless Steel cable is not allowed.

SUPPORT COLUMNS

- a. The use of I-beams or square Steel Beam plastered, or square off shutter columns are highly recommended.
- b. If a plastered column, only the plinths may be cladded.

CLOSED YARDS AND GATES

- a. Yards walls to be a minimum 1.8m and maximum 2,1m in heights with gates with the same height to house gas-bottles, bins, wash-lines, refuse bins, and all services must be shaded from neighbours.
- b. No gas bottles, pool pumps, dustbins, washing lines, hosepipe reels to be open in sight.
- c. Gates to be of galvanised metal and natural wood.
- d. Yards must be paved and to a maximum of 25m² in size only.
- e. Laundry drying areas and refuse bins must be completely enclosed, with walls, which must complement the character of the house. The walls must be high enough to provide the necessary screening.

PERGOLAS

Covered pergolas to long stretches can be used to create shadow lines or define an outdoor space without constraining it. A detailed plan and sections (1:20) for each different pergola and or deck, must be included with the Design Approval Process documentation.

- a. Support Posts must be square or rectangular (double or single) and not less than 125mm x 125mm.
- b. Cross beams must be rectangular with enough support to prevent sagging.

SWIMMING POOLS AND WATER FEATURES

All swimming pools and water features must conform with the National Building Regulations and by-laws.

- a. Pools and water features may be on the secondary level if safe and enclosed.
- b. Pools built out of the ground must be built with bricks, reinforced concrete and finished with fibreglass or gunite.
- c. Pools must be enclosed with a fence and lockable gate.
- d. Pool and water feature backwashes must be connected to the **stormwater system and not sewage system**.
- e. Pool pumps must be enclosed and screened by landscaping.

SATELITE DISH

- a. The colour of all aerials and satellite dishes must match the wall colour if it is installed against walls, or use the fibre DSTV connection available from the HOA.
- b. Galvanised steel brackets to be used and where possible and to be installed where it is shielded from the road and other buildings.
- c. All cables to and from the dish must run directly into the building. No surface mounted conduits are allowed.
- d. No antennas or dishes may be installed on lean or mono pitch roofs.
- e. No antenna or dish may exceed the height of the roof.
- f. No Satellite Dishes or antennas may be installed on Village units without the consent of the DRC or HOA management.

PAVING, DRIVEWAYS AND RETAINING BLOCKS

OUBAAI COBBLE



Type	Oubaai-50	Oubaai-60	Oubaai-80
Dimension (L x B – mm)	200 x 100	200 x 100	200 x 100
Thickness (mm)	50	60	80
Colour	Spring Blend Charcoal Tan	Spring Blend Charcoal Tan	Spring Blend Charcoal Tan
Compressive Strength (Mpa)	25 or 35 or 45	25 or 35 or 45	25 or 35 or 45

BEVEL

Type	Bevel	Pavers
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Dimension (L x B – mm)	200 x 100	200 x 100
Thickness (mm)	50	60
Colour	Natural, Charcoal	Natural, Charcoal
Compressive Strength (Mpa)	25	25

RECTANGULAR



Type	Rectangular Exposed	Rectangular Exposed	Rectangular Exposed	Rectangular Exposed
Dimension (L x B – mm)	200 x 100	220 x 110	220 x 180	200 x 150
Thickness (mm)	75	75	75	75
Compressive Strength (Mpa)	25	25	25	25
Colour	Natural Chocolate Charcoal	Natural Chocolate Charcoal	Natural Chocolate Charcoal	Natural Chocolate Charcoal

- If another type of paver is to be used, a sample of the non-standard paver must be included with the Building Plan Approval documentation.
- No pavers may be painted.
- Driveway may be a maximum of 6m Wide

MOBI CAST - RETAINING BLOCKS



Type	140mm Block
Dimension (L x B – mm)	390 x 140
Thickness (mm)	190
Comp. Strength (Mpa)	3.5
Color	Natural or Tan

13. SOLAR PANNELS, HEAT PUMPS, GEYSERS, AIR CONDITIONING, SPRINKLER SYSTEM AND GENERATORS

- a. Solar Panels must form part of the design and incorporated in an aesthetically pleasing manner, and free standing equipment is not allowed. No black hose or pipes on roofs or any other part of the house may be allowed to heat water.
- b. Panels must follow the slope of the roof.
- c. Solar Tiles may be used but must be approved by the DRC prior to installation.
- d. No solar panel/geyser combinations may be installed on lean or mono pitch roofs.
- e. No black or white conduits or any other pipes to be visible from neighbouring properties.
- f. Panels to be placed on flat roofs and enclosed by screens.
- g. The positioning of any air conditioners, generators and heat pumps must be indicated on plans and form part of the Building Plan Approval process. No unit may be visible from the road, golf course or neighbouring properties.
- h. Generators may not be visible from the street and other buildings.
- i. Essential requirements are that a qualified electrician must install the generator and that the change-over equipment to be installed must have safety interlocks in place to ensure that no possibility exists for a back feed into the HOA electrical network.
- j. Please note the further requirement that once the installation is complete, an updated COC must be submitted to the HOA for record keeping purposes.
- k. The guideline is not specific regarding the exact decibel level required other than that same must comply with the local noise pollution bylaws, that anything below 65dB @ 7metres in this regard is acceptable.
- l. No external cylinder geysers may be visible from anywhere.
- m. No Solar panels or generators allowed in the Oubaai Village.

14. TEMPORARY STRUCTURES

- a. No shaded carports allowed, nor Zozo Huts or any other type of hut or temporary structure.

- b. No translucent sheets over patios if edge visible from any other structure.
- c. No loose standing structure of any kind is allowed.
- d. Trailers, Caravans and golf carts must be parked in the garage or paved area adjacent to the dwelling behind screen walls. No trailer, caravan or golf cart may be parked in the open and may not be visible from the street or golf course view.

15. EXTERNAL LIGHTING

- a. No bright lights on outer façade.
- b. No flood lights to be mounted anywhere on the property.
- c. No lights to be placed so it can be a disturbance to neighbouring properties.
- d. Where possible use LED lights and soft, warm lights.
- e. No illuminated signs will be permitted. No lettering on house name signs to be greater than 300mm. All signs other than house names to be submitted to the DRC for approval.

16. LANDSCAPING

Garden appearance affects the property values of the Estate and the entire community. Therefore, the landscaping shall reflect similar designs and plant materials. Street view shall be defined as that which faces the street.

The Design Review Committee may amend these Landscaping Guidelines from time to time, as it deems appropriate. Landscaping is an integral part of the architecture, to create a harmonious feel of street landscaping.

The golf course is a links type golf course, but on the residential sites, it is intended that trees, fynbos and Bush to be planted or landscaped to create a feel of a landscaped terrain, particularly in the accesses and entrances to each property.

Owners must submit landscaping plans as part of the Design Approval Process. No plans will be reviewed without a Landscape plan. All landscape designs and improvements must be approved by both the Design Review Committee and Environmentalist before the beginning of construction or installation.

It is highly recommended that berms be constructed, to create some height, and when planted, these will act as a sense of privacy to the homeowner, and will still visually create interesting areas, which will detract from a flat, barren landscape.

This includes the installation of all trees, shrubs, ground covers (including turf) and hardscape materials.

- a. Lawn and garden ornaments, trellises, artificial plants, hose brackets and hanging baskets that are in street view are not permitted.
- b. Planting at the street must be maintained regularly and kept in good appearance.
- c. It is mandatory that, on the entrance sides (access to the property on the roadside), the entire length of the road side be landscaped, to a minimum of 3 meters into the property, with a section to be bermed-up and landscaped.

- d. The DRC will closely maintain the landscape policies: Any plant considered being obnoxious or undesirable will not be allowed.
- e. It is mandatory that a minimum of 10 trees (200L) be planted. Minimum of 3 on the street view and seven others elsewhere on each new plot, once the dwelling is completed. Great care must be taken to keep the garden in good condition. Should plants die, the DRC will request the owner to replace such plants.
- f. The placement of berms, bush and trees, are to be so that no views are obstructed from neighbouring properties.
- g. All landscaping plans must include the type, height, and quantity of the proposed landscape material.

Three copies of landscape plans and specifications must be drawn to a scale of 1:100 or 1:200. Plans can be in a manual or CAD format and must be drafted by a landscape professional.

This must be shown on a landscape plan before the home is signed off by the DRC. The emphasis is on the creation of interesting verges with different heights, and the use of planting of pockets of trees and tall bushes & shrubs. A minimum of 2 trees must be planted on the verge.

15. PROPERTY MAINTENANCE PROCESS

Owners shall at all times maintain the exterior of their houses, their garden, boundary walling or fencing, and the sidewalk between the kerb and the road boundaries of their property to the satisfaction of the HOA.

Freehold Houses on the Estate– The maintenance of a freehold house internally and externally including all railings, gardens, fencing and roof is the responsibility of the owner and is therefore not taken into account in the Base Levy. Owners are required to maintain the interior and exteriors of their houses and gardens to the high standard expected in the Estate. The HOA may from time to time request the Owner to undertake property maintenance to comply within a stipulated reasonable period.

- a. If required maintenance is not carried out within the deadline specified by the HOA, the HOA shall be entitled to perform the maintenance and recover the costs from the Owner and/or be fined as set out in the "Schedule of Transgressions" in the Estate Rules.
- b. Should any Owner wish to repaint their house, they should ensure that the colour selected complies with the DRC guidelines. Prior approval must be obtained from the DRC regarding colour BEFORE painting commences.

16. LEGAL STATUS

The conditions for building activity are governed by a separate Building Contractor's Agreement and Code of Conduct, which the owner, contractor and architect must sign. The Home Owners Association has the right to suspend any building activity in

contravention of any of the conditions, and the OHOA accepts no liability for any losses sustained by the resident/homeowner as a result.