HOMEOWNERS ASSOCIATION (HOA)

ARCHITECTURAL DESIGN GUIDELINES

(Also called DESIGN GUIDELINES)

Version 4

August 2025

A. ARCHITECTURAL DESIGN GUIDELINES

1. ARCHITECTURAL CONTEXT

The Architectural Language of Robertson Lifestyle Estate development is derived from the rural architectural heritage, modified and modernized to accommodate the needs of an African "mixed living" development set in an open environment. Selected architectural elements of the rural vernacular are combined with a contemporary design, with modern materials, building and construction techniques, with a variety of guidelines and constraints, to produce a continuity of the appearance while allowing an acceptable degree of individual choice.

The purpose of this document is to determine and steer the style of the project. Each development will be designed with the unique style parameters and individual client's needs in mind.

The accepted rural vernacular is typified by certain visible elements. Prominent among these are corrugated sheet metal and neutral colours with contrasting elements form the colour palette.

2. ENVIRONMENTAL CONTEXT

The historical background of the town of Robertson combines African heritage with Dutch, French and English culture with colonial, agricultural, exquisite nature and manicured gardens. This development combines the histories of Robertson with the needs of young and old within a growing community.

Robertson is part of the broader Langeberg Municipality with the other nearby towns of Bonnievale, McGregor, Ashton and Montagu, all within the Cape Winelands area, known for its wine and dairy products and thoroughbred horses. The economy is agriculturally based and products from this area are of a high standard.

The climate of the Breede River Valley is warm and dry during the summer with winds primarily South East. The winter climate is mild and wet with rain winds from the North West.

The challenge to the Estate is to reflect and preserve the best of Robertson's historical and natural elements, while moving forward to establish a unique, relevant and appealing integrated environment which will stand the test of time. This environment must successfully integrate middle to upmarket living opportunities for young and old, leisure and public and commercial activity.

3. PROJECT PHILOSOPHY

These Architectural Design Guidelines seek to establish an interdependence and co-existence between the buildings, structures, inhabitants, new plantings and existing environment, in order to create a consistent whole at one with nature. Landscape and buildings are viewed as being necessarily continuous, and buildings must be designed to blur the boundaries between inside and outside, between court and garden, between garden and parkland or agricultural surrounds.

4. MIXED LIVING

The mixed living concept comprises a mixture of different lifestyles within the boundaries of the site. The opportunity to accommodate old and young (people in their different life cycle stages) on one site was born.

In the conceptualizing process the following entities / zones were envisaged: Common open spaces, independent living, single residential, commercial, flats, medical center, church, club house, walkways, jogging routes, parking, access control at the main entrances and roads. Special emphasis was placed on a high level of security and easy flow of traffic and pedestrians in a green and peaceful environment.

The Robertson Lifestyle Estate is situated in the heart of the Breede River Valley. The project is a mixed living lifestyle development and the total site of 16,702 ha in size consists of the following:

- Common Areas
- Independent Living Zone
- Single Residential Zone
- Assisted Living Facility
- Apartments Zone
- Medical Centre
- Commercial Section
- Church Area
- Walkways / Gardens
- Parking Areas
- Roads
- Entrance Facility

5. LAY-OUT

5.1 ROBERTSON PRIVATE HOSPITAL

The Hospital will consist of a sub-acute and day hospital with all necessary supportive services, kitchen, physiotherapist rooms, consultation/doctor's rooms and administrative offices.

5.2 INDEPENDENT LIVING UNITS

Within walking distance from the Hospital is a housing zone consisting of 83 separate and individual dwellings on slightly smaller erven, each with own title deed. The units are sold on a plot and plan basis with a couple of design concepts to choose from. The town planning and lay-out are similar to that of the Single Residential area --- see below.

5.3 SINGLE RESIDENTIAL UNITS

42 Single Residential Dwellings are situated on the eastern side of the Estate. The specific town planning layout with cul-de-sacs are to foster the creation of small "communities". The absence of through-traffic will reduce speeds and produce a safer and more restful residential environment. By linking up the cul-de-sacs, a green belt / jogging route through the residential area is established (away from the main traffic).

5.4 ASSISTED LIVING FACILITY

This facility is situated in the middle of the Estate and consists of 35 single and double bedroom sectional title townhouses that are linked with the main caring facility which delivers caring services, inclusive of frail and palliative care.

5.5 COMMERCIAL SECTOR

The commercial park / village will be situated on the South side of the Estate, and will consist of consultation / doctor's rooms, a pharmacy, a restaurant / coffee shop, a laundry and other offices, to the overall benefit of the Estate, Hospital and residents.

5.6 CHURCH

Religion and the social gatherings of a community with a church / hall form an integral part of a mixed living concept.

5.7 WALKWAYS AND LANDSCAPING

The importance of well laid out walkways, sidewalks and paths (especially for the elderly), pedestrian crossings and lamp posts combined with ample trees and greenbelt landscaping will be an important feature to reduce resident's reliance on motorcars. The atmosphere thus created will be an extension of the existing already green town of Robertson.

5.8 ACCESS CONTROL

Access control will be implemented to the various zones in the Estate using applicable technology. Access control to the residential areas will be controlled at a guard house at the main entrance. Access to the Hospital will be controlled by the Hospital.

5.9 ELECTRONIC AND COMMUNICATION TECHNOLOGY

It is the intention to give each unit full access to the latest electronic and communication technology.

6. DOCUMENTATION

In order to promote and achieve the developer's and designer's objectives, this comprehensive set of ARCHITECTURAL DESIGN GUIDELINES has been prepared. The intention is to allow diversity and individual expression whilst protecting the buyer's investment through application of a consistent DESIGN STRATEGY. The STRATEGY is based on PRINCIPLE DESIGN CRITERIA, which in turn are codified by the ARCHITECTURAL FORM GUIDELINES.

B. ARCHITECTURAL FORM GUIDELINES

The contents of this document, as well as any future changes hereto, will be enforced by the Developer and an Architectural Review Committee (ARC) will be established according to the process described hereunder.

Annexed to this document is a BUILDING PERFORMANCE AGREEMENT (also called Contractor's Agreement) which contains rules and requirements relevant to property/home owners, professional teams, building contractors, sub-contractors and suppliers involved in the construction of any building. The builder and property owner will be required to sign the agreement prior to commencement of construction. Compliance with the agreement by any other entities involved in the construction will be the responsibility of the property owner and his building contractor.

1. ARCHITECTURAL CONTROL STRUCTURES AND POLICIES

1.1 INTRODUCTION

The various design, building and maintenance guidelines and controls will be managed through structures established by the Developer, Robertson Uitbreiding 9 (Pty) Ltd (RU9). These structures will include the Architectural Review Committee (ARC) and the Robertson Lifestyle Estate Home Owners Association (HOA). All these structures will be formally established, registered and properly constituted entities, adequately staffed and resourced to carry out their respective responsibilities.

1.2 ARCHITECTURAL REVIEW COMMITTEE (ARC)

1.2.1 The ARC will be appointed by the Developer, Robertson Uitbreiding 9 (Pty) Ltd (RU9), at the launch of the project and will be maintained by the HOA as a management structure as long as the Developer and/or the HOA require. Once the last house or building on the Estate has been completed, the ARC may be disbanded, and a suitable arrangement will be put in place to ensure that any additions, alterations or further building activity will remain within the architectural and environmental guidelines set out herein.

1.2.2 The ARC will comprise 2-3 representatives from the Developer, the HOA and the Estate architects.

1.2.3 Until the last building has been erected, the Developer will have a controlling vote in all HOA structures and will, if necessary, intervene in the plan approval process, subject to the advice of the ARC, in order to ensure that the original intent of the architectural and environmental guidelines and controls are maintained.

1.2.4 The purpose of the ARC is to protect the long-term values of the properties of the Robertson Lifestyle Estate (RLE) by acting as an aesthetic and design watchdog. All plans will be submitted to the ARC for approval and signature prior to being submitted to the Municipality.

1.2.5 Property owners must obtain prior written approval from the ARC for:

1.2.5.1 Erection of new buildings, walls, structures, swimming pools or Jacuzzi's, ponds, enclosures, signage, street furniture and external lighting --- both external design and internal plans.

1.2.5.2 All alterations and additions.

1.2.5.3 External re-painting or re-coating of any exterior surfaces.

1.2.5.4 Hardscaping and softscaping.

1.2.6 The ARC will take a global view of what is best for the Estate whilst balancing the individual requirements of property owners. All submissions will be treated on merit.

1.2.7 The ARC may deviate from the written guidelines in individual cases when it deems such deviation appropriate.

1.2.8 All new structures within the development, including additions or alterations, gatehouses and other ancillary buildings, are subject to these guidelines and require approval from the ARC.

1.2.9 Any intention to use a residence for home business purpose must be approved by the HOA and the Municipality.

1.2.10 All approvals referred to anywhere in this document must be secured in writing and copies kept.

1.2.11 This document is to be read in conjunction with the relevant HOA constitution and any regulations made thereunder.

1.2.12 This document does not take precedence over any statutory provisions.

1.2.13 The ARC evaluates and approves only the aesthetics of any submission and does not take any responsibility for any technical and health and safety standards, or for non-compliance with any municipal or statutory requirements. However, the ARC will ensure that specifically foundation design has been signed off by an Estate-approved structural engineer with geotechnical expertise.

1.3 THE DESIGN REVIEW PROCESS

1.3.1 Only architects registered with the South African Council for Architects and approved by the ARC may submit designs for buildings on the Estate.

1.3.2 Homeowners must appoint an architect or approved independent project manager to ensure that construction companies comply with all approved design requirements and any other Estate requirements as laid down by the Developer, ARC, HOA or local authority. The building contractor or his agent will not normally be accepted as project managers.

1.3.3 Architects / designers can obtain documentation and site plans from the ARC.

1.3.4 Plans for the ARC scrutiny must reach the ARC at least two weeks in advance of the relevant ARC meeting.

1.3.5 Two copies of the Draft Plans, together with a brief specification, must be submitted to the ARC for final approval, together with a Plan Scrutiny Fee.

1.3.6 One stamped and signed copy will be returned to the homeowner after scrutiny, together with comments.

1.3.7 Two copies of the Plans containing the required revisions to be submitted to the ARC for final approval.

1.3.8 One stamped and signed copy will be returned to the homeowner after any further necessary revisions have been agreed to and made, for submission with additional required copies to the Municipality.

1.3.9 The Municipality will not approve the plans unless they have a current copy signed by the HOA or ARC, together with attached documentation as required from time to time, including a checklist signed by the owner and the ARC and a letter from the ARC regarding any waivers to normal development provisions such as building lines etc.

1.3.10 Any comments or requirements from the Municipality must be referred by the owner to the ARC for their comments and approval prior to re-submission to the Municipality for the final approval.

1.3.11 Once the building plans have been approved by both the ARC and the Municipality, the owner is responsible for distribution of approved and signed copies to the ARC, building contractor, architect, etc. as required.

1.3.12 Approvals by the ARC lapse after 6 months. If the plans have not been submitted to the Municipality within this time, they must be re-submitted to the ARC for re-approval, together with an explanation for the delay and a fresh scrutiny fee.

1.3.13 Construction of all approved plans must commence within the required time as stipulated in the approval process.

1.3.14 The architect or an independent project manager appointed by the homeowner must ensure that no deviations or variations to the approved plans are constructed without prior approval of the ARC. Any such deviations or variations will be subject to penalties or remedial action as determined by the ARC / Developer / HOA.

1.4 FOUNDATION DESIGN PROCESS

1.4.1 The RLE development is established on terrain which does not vary much in soil and foundation conditions, however geotechnical investigations carried out by the Developer to date have shown that the foundation conditions at Robertson Lifestyle Estate are generally normal conditions. This is consistent with foundation conditions encountered elsewhere in Robertson.

1.4.2 Consequently, it is not possible to predict the best foundation solution for each plot on the development. The design of suitable foundations needs to consider both ground conditions of the particular building site and the structural layout of the building. It must be noted that due to normal foundation conditions, damage to the building superstructure during its lifetime may be avoided or minimized only if adequate foundation design is adhered to.

1.4.3 Property owners will therefore need to demonstrate to the ARC that the following process has been followed in arriving at a suitable design for their home:

1.4.3.1 The homeowner must appoint the recommended geotechnical engineering consultancy for their development to carry out a plot specific geotechnical investigation for each plot developed.

1.4.3.2 The foundation design can only be undertaken by a structural Engineer experienced in the design of the foundations in similar poor ground conditions. The design of retaining walls, cuts and fills, and drainage/water control on the property must also be covered in the scope of the engineers' appointment. The ARC will recommend accredited structural engineers for this purpose.

1.4.4 If the above procedures are followed, the selection and design of the most suitable foundation and retaining systems for the particular plot can be obtained, in order to minimize the potential of any structural defects during the lifetime of the structure.

1.4.5 It is important that storm water run-off and water management on the site, be managed as recommended by the above engineer.

1.5 ROLE OF THE HOMEOWNERS ASSOCIATION (HOA)

1.5.1 The purpose of the HOA in terms of its role in the architectural and environmental management process, is to provide a regulatory and control function in support of the Developer, for all development within the development, for the benefit and best interests of the estate community, wider community, and the local authority.

1.5.2 The HOA will, with the final approval of the Developer while that constraint is in place, determine the working hours and conditions that will apply to all building activity.

1.5.3 The HOA may, subject to the terms and conditions of its constitution, alter any part or requirement of these guidelines, and may at any time appoint or replace members of the ARC.

1.5.4 The HOA will appoint an Architectural Review Committee (ARC) to deal with any queries relating to the plan, design, submission and construction procedures.

1.5.5 The BUILDING PERFORMANCE AGREEMENT is an obligatory agreement which must be signed by the homeowner, the building contractor, and a representative of the Developer and/or the HOA. This agreement will be enforced by the HOA.

1.6 THE CONSTRUCTION PROCESS

1.6.1 The construction of buildings, site works and services shall be carried out in compliance with the latest revision of the **Building Performance Agreement**.

1.6.2 Only building contractors approved by the ARC may be appointed by property owners to work on the Estate. The owner must obtain prior written approval from the ARC for a building contractor not yet approved.

1.6.3 One copy of the ARC and Municipal approved building plans must be submitted to the ARC and one copy of it is to be retained on site by the building contractor.

1.6.4 Before construction can commence the building contractor must action the steps set out in the Building Performance Agreement and must apply for and obtain the ARC Commencement Certificate.

1.6.5 Before the completed building can be occupied, the owner must apply for and obtain the ARC Completion Certificate, in accordance the Building Performance Agreement. This certificate must be produced to the Municipality for issuing an Occupation Certificate.

2. THE DESIGN STRATEGY

2.1 ARCHITECTURAL STRATEGY

2.1.1 The intention of the Architectural Strategy contained in these guidelines is to take serious cognizance of the architectural and environmental context of Robertson Lifestyle Estate, in order to create something unique to Robertson and the region. The Developer's desire to embrace both the Town's history and its destiny in contributing to the establishment of a local architectural vernacular requires the avoidance of exotic styles or themes so prevalent in current commercial and residential developments.

2.1.2 The proposed marketing of Robertson Lifestyle Estate properties to national and international investors, however, demands that the strategy achieve relevance to wider tastes and needs. In order to achieve this, accredited architects with a range of design philosophies from conservative to avant-garde, has been appointed to produce guidelines contained in this document. The Estate Architect, as part of the ARC, can be consulted about the maintenance of the integrity of the original intent and strategy.

2.1.3 The approach will be to guide the design process to achieve a continuity of style through controlling materials and building structure within a set of guidelines, rather than through a prescriptive theme or fixed design parameters.

2.1.4 It is anticipated that the differing design paradigms of the various approved architects, when integrated with these guidelines, will provide adequate scope for individual expression within an identifiable continuity of design.

2.2 PLANTING STRATEGY

In commitment to protect, it is the objective to enhance the biodiversity of the environment, and Residents are urged to plant wisely to live in harmony with nature.

2.3 BUILDING STRATEGY

2.3.1 Robertson Lifestyle Estate is located on a piece of ground sloping slightly towards the south. As described above, the objective of the Architectural Strategy is to integrate the residential components of the Estate with the environment.

2.3.2 In order to achieve this, the Principle Design Criteria stated below will dictate design and building practices which will ensure that buildings fit into the characteristics of a site. The practice of levelling a site flat for the purposes of creating a large monolithic residential structure will be avoided. Building will be required to articulate according to the shape of a site.

2.3.3 As far as possible building heights and positions will be regulated to ensure minimum interference with surrounding properties and their view.

2.4 PRINCIPLE DESIGN CRITERIA

2.4.1 ARTICULATED STRUCTURES

The design and construction of monolithic houses will be avoided. This will be achieved by applying the following estimated floor areas and controls:

2.4.1.1 The maximum size of any monolithic portion of a house will be 50% of overall footprint, unless site-specific constraints dictate otherwise, in which case the ARC will approve any deviation from this control.

2.4.1.2 Roofs will consist of a series of interlinking single and double pitches, including where desirable, flat concrete roofs. No large block roof over the entire building will be permitted.

2.4.1.3 No wall shall be longer than 10m without relief. Should the wall be longer, its line must be broken with recesses of at least 600mm in depth, or the wall must step in or out with a maximum dimension of 600mm.

2.4.2 COURTYARDS

Depending on the size of the house, and subject to the approval of the ARC, walled courtyards may be permitted outside of the building envelope to a maximum area of 20% of the remaining unbuilt erf area. Courtyard walls will be permitted on the site boundary.

2.4.3 ENCLOSURES

2.4.3.1 Enclosures will be discouraged in order to achieve the desired integration of lifestyle and environment. Limited fences and/or walls may however be permitted on certain boundary lines for reasons of security, privacy or pet control, as approved from time to time by the ARC.

2.4.3.2 Low and unobtrusive “wall elements” may be permitted to demarcate street and house boundaries. Low stone or masonry garden walls may be used to integrate the house with the landscape. Maximum use will be made of plantings and natural materials to demarcate properties and provide screening.

2.4.4 PRIVACY

Privacy may be achieved using structured planting, lattice screens, shutters, pergolas, stoeps, verandas, courtyards and any combination thereof.

2.4.5 ARCHITECTURAL RESTRICTIONS

In order to facilitate the creation of a unique vernacular as described under Architectural Strategy above, individual architectural styles such as the following will not be allowed within the development:

- Cape Dutch
- Neo Victorian / Cape Cottage
- Spanish
- Moorish
- Edwardian
- Provencal / Tuscan
- Timber-frame
- Log-Cabin
- Thatched roofs
- Cape Cod
- “High-tech” or excessively “Avant-garde”

The above list is obviously not exhaustive, and the ARC will be charged with discretion to adhere to this principle.

3. ARCHITECTURAL FORM SPECIFICATIONS

3.1 BUILDING FORM

3.1.1 COVERAGE AND BUILDING LINES

3.1.1.1 The following general coverage and building line parameters are generic. Individual erven may have specific parameters built into the title deeds, or be subject to ARC-applied conditions.

3.1.1.2 Coverage and FAR are generally 50% for residential and 50% for the Office Park. Pergolas, verandas or open stoeps, open carports and courtyards are not included in the coverage.

3.1.1.3 Underground basements and garages are allowed and are not included in the coverage factor if they are entirely within the footprint of the house structure.

3.1.1.4 The following building lines setback are generally applied:

- Development street boundaries 3,5 meters
- Lateral boundaries 1,5 meters
- Rear boundaries 1,5 meters
- Commercial boundaries 0 meters
- Green corridor boundaries 1,5 meters
- Solid garage wall (including overhang for guttering) boundaries 0 meters --- with neighbour's approval only

3.1.2 FOOTPRINT LIMITATIONS

3.1.2.1 Within the coverage and FAR parameters of an individual erf, a building footprint limitation may be applied and defined by the ARC. This will be necessary in cases where sensitive or valuable environment assets might be encroached upon either physically or visually by the proposed structure. They may intervene where individual natural assets need to be accommodated within the footprint or where neighbouring properties might be negatively impacted by the proposed structure. In all such cases, the decision of the ARC will be final and binding on the property owner.

3.1.2.2 All erven will be sold with this condition in their title deeds, and all erven will be sold with an inventory of trees and environmental assets which are to be protected.

3.1.2.3 Failure to observe these restrictions will result in severe fines and remedial measures being imposed on the property owner by the HOA.

3.1.3 HEIGHT RESTRICTIONS

3.1.3.1 In order to maximise the flexibility of design and integration of buildings with the form and shape of individual erven, the following ridge height restrictions will generally apply:

- Single story erven 6.5 meters above average footprint NGL
- Double story erven 9.5 meters above average footprint NGL
- Three story erven 12.5 meters above average footprint NGL

3.1.3.2 In all cases the ARC will approve the calculation of the average NGL, the elevation of the building platforms and the amount of cut and fill required.

3.1.3.3 All retaining walls, structures and outbuildings must conform to the overall design and form of the main building.

3.2 BUILDING ELEMENTS AND MATERIALS

3.2.1 ROOFS

Allowed:

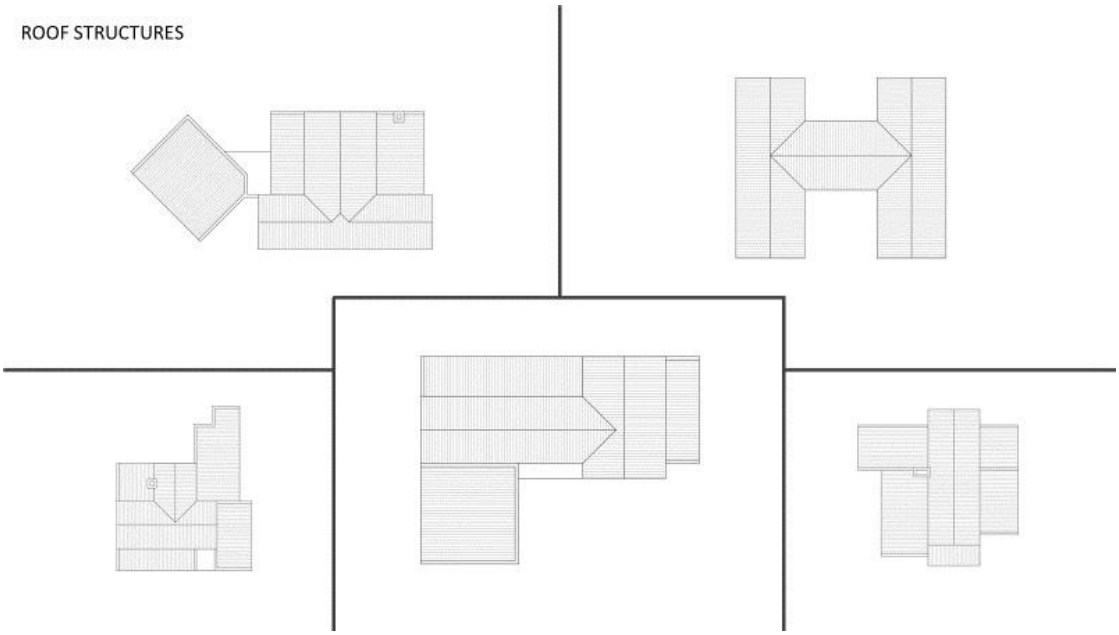
- Pitched roofs must cover at least 60% of the house footprint.
- Pitched roofs to be at an angle of 30-45 degrees.
- Eaves must be a minimum width of 300mm.

Variations in pitch will be allowed to maximum of 30% of the house footprint.

- As stated before, articulated and linked roof sections are preferred to avoid the appearance on construction of monolithic structures.
- Rural architecture elements such as traditional chimney designs and other roof elements, may be incorporated in roof structures per ARC approval.

Prohibited:

- "A-frame" roof structures.
- "Ham" aerials.
- Solar heating elements to be set flat on roofs, may not project above ridges or screened at ground floor level. Deviations from these may be allowed at the discretion of the ARC.
- Window air conditioners.
- Pool filters and heat pumps to be positioned for minimal intrusion of neighbours' privacy.
- Protruding skylights. Panels integral with and at the same pitch as the roof will be allowed.
- Thatched roofs.



3.2.2 ROOF MATERIALS

Allowed:

Pitched Roofs:

- Charcoal cement tiles.
- Profile metal sheet, coloured charcoal.

Flat Roofs:

- Profile metal sheet, coloured charcoal
- Reinforced concrete slab with torch on membrane laid to minimal falls covered in grey or brown pebble chips, surrounded and by a parapet wall to a maximum height of 500mm (covered with acrylic impregnated membrane flashing on inside).

Prohibited:

- Fibre Cement Victorian Profile sheet.
- Natural slate tile.
- Green paint, or any colour other than that specified above.
- Galvanised metal.
- Bitumen-coated shingles.
- Thatch.
- Fibreglass.

3.2.3 WALLS

Allowed for all walls, including courtyards, yard walls, plinths, piers, etc:

Brick Walls:

- Internal walls --- 90mm, or 115mm single skin, or 230mm double skin.
- Unpainted stock bricks --- per ARC specification or approval.
- Bagged --- standard bagged finished and painted.
- Plastered and painted --- at least two coats.
- External walls --- 230mm double skin, or 230mm cavity walls.
- Tinted plaster --- permissible up to 100% of overall non-window facade surface area, earth tones as per ARC specification.
- Face brick --- permissible within a limit of 20% maximum of overall non-window facade.
- Red hard face brick, dark natural rockface, or textured face bricks.
- Boundary walls may be built with cement blocks (plastered and painted).
- All external visible plumbing, garden standpipes and two-way vents expected to be built into walls.
- Samples of approved face bricks to be used will be presented to choose from.

Stone Walling:

- Permissible within the limit of 50% maximum of overall non-window facade surface area.
- Permissible to plinth areas and low garden walls less than 1,6 meters in height.
- Natural sandstone or shale --- either dry-packed or mortar jointed, as per ARC specification.
- Artificial stone --- per ARC specification or approval.
- Selected smooth dressed stone cladding permitted, such as polished granite --- per ARC specification or approval.

- All drainage stacks to be concealed (such as two-way vent solution).

Prohibited:

- Exotic plaster effects such as Spanish plaster, raised pointing, white or coloured pointing, ornate mouldings, reflective finishes.
- Walls touching the Estate's outside clearview fence.

3.2.4 WINDOWS AND DOORS

Allowed:

- Substantial frame section dimensions, eg minimum 45mm x 45mm unless aluminium.
- Timber frames to be painted or sealed / stained --- per ARC specification.
- Anodized or powder-coated aluminium --- per ARC specification.
- Glass to be clear or plain translucent glass with no patterns, and no reflective materials.
- Double glazing, UV glass and Safety / Security glass --- as per SABS.
- Sandblasting or similar 3M film.
- Sliding doors are to be shielded where possible by pergolas or covered balconies.
- Internal burglar bars subject to ARC approval.

Prohibited:

- Steel frames.
- UPVC windows.
- Glass flush with external walls.
- Reflective, mirror or coloured glass facing common areas.
- External burglar bars.
- Arches greater than a 1:10 height / width ratio.

3.2.5 SHUTTERS AND SCREENS

Allowed:

- Perforated, louvred or slatted.
- Side hung, top hung or sliding.
- Aluminium: powder coated or anodized --- per ARC specification.

Prohibited:

- False or fake shutters.
- Roller or concertina type security shutters externally.

3.2.6 PATIOS, PERGOLAS, VERANDAS AND BALUSTRADES

Allowed:

- Open --- patio as a plinth only.
- Post & lintel --- with or without planting.
- Canvas awnings --- all greys, beiges, off-whites and natural colours permissible, but no stripes or patterns allowed. Colours per ARC approval.
- Post, lintel & roof --- roof as per item ROOFS above.
- Post, lintel, roof and enclosure --- as per items ROOFS, WALLS, WINDOWS & DOORS, SHUTTERS & SCREENS above.
- Balustrades --- to be simple brickwork, timber, steel or aluminium, to match other elements prevalent in house design, subject to ARC approval.
- All materials as per ROOFS, WALLS, WINDOWS & DOORS, SHUTTERS & SCREENS above.

Prohibited:

- Waved or bi-curved lines.
- “Broekie-lace” or filigree fascia’s or balustrades.
- Victorian Union Jode type.
- Glass-enclosed solariums.
- Exotic styles as under Prohibited Architectural styles above

3.2.7 GARAGES, CARPORTS AND OUTBUILDINGS

Allowed:

- As per ROOFS, WALLS, WINDOWS & DOORS above.
- Doors: horizontal slatted timber, steel, aluminium finished as per DOORS & WINDOWS.

Prohibited:

- Precast garaging systems.
- Tubular metal or shade-net carports.

3.2.8 SWIMMING POOLS

Allowed:

- Below ground only. Gunnite, steel-reinforced concrete, fibreglass or marbelite finish.
- Where ground slopes away below pool level, exposed structure to be maximum height of 1,5m and to be finished as per WALLS above, preferably natural or acceptable artificial stone cladding.
- Rim-flow pools are permitted, but with maximum exposed height of 1,5m per above.

- Safety fencing to conform to SABS regulations.
- Safety nets / covers required on all unfenced pools and jacuzzi's.
- Walling of pool areas permitted, and preferred to steel / timber fencing.
- Paving to match general paving.
- Timber decking.
- Tiling per ARC specification.
- Construction permitted only by contractors approved and accredited by HOA / ARC.
- Poolside structures to comply with all architectural guidelines.

Prohibited:

- Above-ground portable pool.
- Below-ground portable pool.
- Plastic, brick, block or any non-commercial construction technique.
- Visible pumps, motors, pool equipment or slides.
- Thatched "bomas".

3.2.9 COURTYARD ENCLOSURES (including yards and pet enclosures)

Allowed:

- Wall and fencing to maximum height of 1,8m for courtyards.
- Low walls to verge and gardens, approximately 800mm - 1200mm in height.
- Materials as per WALLS, SHUTTERS AND SCREENS above, colour to match house, per specific ARC approval only.
- Timber picket fences without pointed tops.
- Face brick with plain coping and simple detail.

Prohibited:

- Wire fencing including diamond mesh (coated or uncoated), bonnox, "Beakart", etc.
- Steel and wrought iron palisade type fencing.
- Concrete panels, precast or cast in situ, whether plain, patterned or exposed aggregate.
- Creosote or chemically treated poles or timber.
- Barbed or razor-wire fencing anywhere on the individual residential property.

3.2.10 HARDSCAPING

All hardscaping plans to be submitted to ARC for approval.

Allowed:

- All materials to be within the natural brown, grey, beige palette.
- All new and additional construction to be submitted to the ARC for approval.
- Stone chips, grey, brown in general landscape.
- Bark mulch.
- Exposed stone chip aggregate pavers.
- Natural or simulated stone pavers.
- Slate, from black to multi-coloured.
- Granite or artificial cobbles.
- Quarry tiles.
- Natural coloured tiling or terrazzo's.
- Railway sleepers.
- Brick pavers.
- Raised formal planters or plinths.
- Water features, koi or fishponds with approved filtration systems and mosquito control.
- Free-standing pergolas of ARC approved materials and form.
- Rockeries of ARC approved design and construction.
- Exposed brown aggregate raw concrete.

Prohibited:

- Raw concrete, either in situ or precast.
- Excessive hardscaping not more than 30% of unbuilt portion of erf.
- Any off-shutter concrete finishes.

3.2.11 DAMAGES TO ROADS, PAVEMENTS, LIGHTS, OTHER INFRASTRUCTURE

The damage caused by bulk delivery lorries / trucks / trailers will be the responsibility of the homeowners and must be repaired or paid for before completion. Alternatively, additional designated off-loading areas will be demarcated under the control of the ARC.

3.2.12 SIGNAGE, STREET FURNITURE & EXTERNAL LIGHTING

As approved by the ARC from time to time.

4. AUTHORIZATION

Signed at Robertson on ***27 August 2025*** .

JF van Zyl	***JD Smit***
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DEVELOPER	RLE HOA CHAIRPERSON