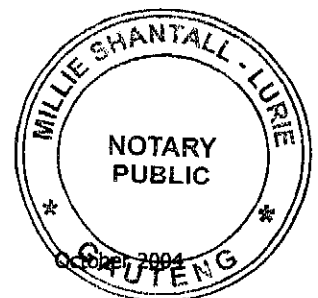


THE SILVER WOOD COUNTRY ESTATE

ARCHITECTURAL DESIGN GUIDELINES COMPILED OCTOBER 2004

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1. INTRODUCTION

1.1 The purpose of these design guidelines is to encourage individual creativity within a unity of materials and finishes ensuring that the overall development harmonizes and creates a balanced lifestyle for all residents.

It is the aim of the professional team that the architectural style would reflect those used in the attached drawings and as used in the Gate and Club House. This style originated on the Spanish Countryside and was influenced by Moroccan Architecture form across the Mediterranean Sea. When the Spanish emigrated to South America and Mexico, they adopted this style to suite the American Continent. Today it is often refereed to as Latin American. To achieve this, architectural guidelines have been drawn up as far as the use of materials, the treatment of boundaries and the landscaping is concerned.

The idea is not to copy these styles, but rather use the elements that made these styles so distinctive. These elements should be adapted to make it practical but still in harmony with the character.

It is up to the individual architect to contribute to the successful execution of the developers aim and the supervising architects will also assist in attaining this goal.

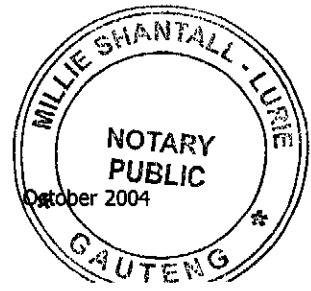
The Home Owners Association reserve the right to alter or amend these guidelines as the need arises.

1.2 The construction and improvements must commence within two (2) years from the date of registration of the first transfer of ownership.

In order to reduce inconvenience to neighbours as well as unsightliness, construction must proceed without lengthy interruptions and handled in such a way that the end of each phase should be aesthetically acceptable to the Home Owners Association. Once building work has commenced, it must be completed within twelve (12) months.

Failing to start with construction within the mentioned two (2) years, penalties will be introduced by doubling up the monthly levies every six (6) months until construction is completed.

The developer will provide and maintain a construction gate over stand 467 for a period of 36 months from proclamation.



- 1.3 The design of the dwelling unit and the entire stand must show sensitivity to the existing natural features, flora and topography. Permission must be obtained from the SWHOA before existing trees are removed and all existing trees are to be shown on the site plan. Surrounding structures and houses must be taken into account in the design process.
- 1.4 The controlling authority for the development is the SILVER WOOD HOME OWNERS ASSOCIATION (SWHOA) who will be responsible for the approval of all plans and buildings on behalf of the owners. The architects firm appointed by the SWHOA to act on their behalf and control the execution of the work on site is SDV Architects. (Pretoria 012-991-4942).

With each new plan that gets submitted, a copy of the complete Site Development Plan of the Township must also be submitted and SDV Architects reserve the right to comment and advise on the design and layout.

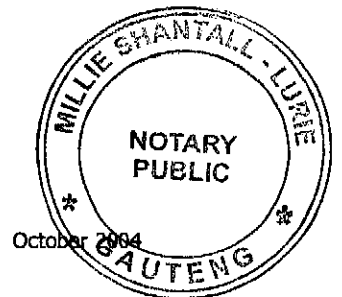
It is strongly recommended that the purchaser engage the services of a qualified architect or designer. Further it is advisable that the chosen architect or designer consult with the SWHOA architects, SDV Architects, prior to designing the proposed house to determine the intent of the design parameters set for the development.

- 1.5 ~~No erf shall be subdivided or rezoned. Erven may be consolidated with prior written permission from the SWHOA in which case the owner will be liable for the combined levy pertaining to each particular stand.~~
- 1.6 Elevation treatment of all buildings must conform to good architecture so as not to interfere with or detract from the general appearance of the neighborhood. The SWHOA architects reserve the right to comment on the design to improve the architecture in the interest of all parties.

2. TOWN PLANNING CONTROLS

Coverage

- 2.1 Maximum dwellings per erf - One (except where indicated otherwise).
- 2.2 Maximum height - 2 Storeys (excluding roof and loft rooms) or 9m from natural ground level including the roof.
- 2.3 Single storey dwellings - Maximum coverage allowed will be 60%



- 2.4 First floor of double storey dwellings
 - The ground floor coverage of double storey dwellings shall not exceed 50% of the area of the stand, while the first floor level shall not exceed 70% of the ground floor.
- 2.5 Minimum size
 - The houses, excluding and outbuildings, should not be less than 130m².
- 2.6 Sectional Title Stands
 - The number of units allowed will be as indicated on the general site plan and specified on the deed of sale. The minimum sizes will be 100m² excluding the garages.

Buildings Lines

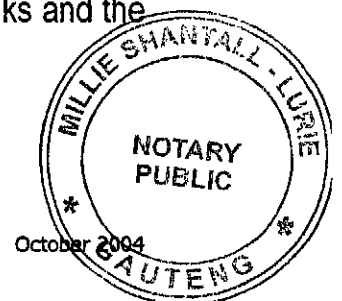
- 2.7 Single storey dwellings
 - Street boundaries - 0.0m
 - Any one side boundary - 2.0m
 - Back boundaries - 2.0m
- 2.8 Double storey dwellings (First floor)
 - Street boundaries
 - Garage 0.0m
 - Main House 3.0m
 - Side boundaries - 3.0m
 - Back boundaries - 3.0m

In the case of corner stands, application can be made to the SWHOA for the relaxation of above.

- 2.9 Side Spaces
 - In the case of a side space or back boundary, boarding onto a public open space, the building line will be 2m.
 - In the case of more than two open boundaries, application can be made to the SWHOA for the relaxation of the above .

3. TREATMENT OF STAND BOUNDARIES

It is appreciated that the diverse nature of single residential neighbourhoods will lead to a variety of treatments to the street boundary. Every effort must be made to avoid the hostile "canyon like" effect that high solid walls along streets cause in many residential areas. In order to enhance the appearance of sidewalks and the street scape of the general estate, the following guidelines will apply.



3.1 **Street Boundary**

With the exception of dwellings, the street boundary must be completely open with no boundary walls or fences within the 3m restricted area. Application may be made for the relaxation of this ruling, but only under the most extreme cases will it be granted.

3.2 **Side Space and back boundaries**

The side and back walls between properties may be a maximum of 1,8m high over the extent of the boundary except for the last 3m adjacent to the street boundary (see item 3.1)

3.3 **Park Boundary**

The park boundaries must be completely open with no wall or fences within the 2m restricted area. In the case of a stand having more than two (2) park or street boundaries, application may be lodged for a relaxation of this rule.

4. **BUILDING DESIGN GUIDELINES**

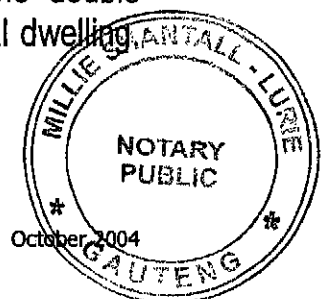
4.1 All plans must be prepared by a Registered Architect or a qualified architectural designer and submitted for approval to the Homeowners Association Architects, SDV Architects, Tel.: (012) 991-4942, (+ see item 9 building plan submission). Only after this approval has been obtained can the plans be submitted to the local authority. It is the owners' responsibility to ensure that all plans are submitted and approved by both authorities prior to construction.

4.2 ***The privacy of surrounding properties must be considered. As a general rule no windows or balconies on the upper storey should overlook the living space of the adjacent dwelling except from non-habitable rooms.***

4.3 No staff accommodation must be nearer to the street than the main building unless contained under the same roof or integrated into the overall design.

4.4 Staff accommodation and kitchen areas must open onto screened yards.

4.5 Outbuildings and additions must match the original building design in style, elevation and material usage. All plans must indicate at least one double enclosed garage and this must be built in conjunction with the original dwelling. No flat roofed carports will be permitted or any other steel carports.



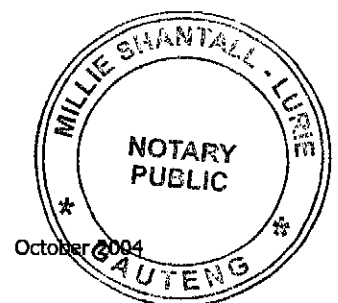
- 4.6 Yard and screen walls must compliment the basic materials of the buildings and be indicated on the plans.
- 4.7 No dog kennels, caravans, boats or trailers are to be visible from the road and may not be placed in the restricted side space (buildings lines).
- 4.8 No pre-fabricated garden sheds or wendy houses will be allowed on the Estate.
- 4.9 No shade netting may be used for carports or any other coverage.
- 4.10 Solar heating panels if used should be incorporated into the building and form part of the basic structure and should be clearly shown and annotated on the approval drawings. It may not be visible on the street elevation.
- 4.11 Awnings, TV aerials, airconditioning units and other items, which do not form part of the basic structure, are to be clearly shown and annotated on the approval drawings.
- 4.12 All plumbing and washing lines must be fully screened and not be visible from the street elevations and other elevations onto adjoining properties. In the case of flat roofs, all geysers must be installed inside the houses so that it is not visible from the outside.
- 4.13 No deviations from the approved drawings will be permitted unless the deviation is resubmitted and approved in writing prior to construction.
- 4.14 All steel fences, gates, burglar bars and hand railings must be shown on the S.D.P.'s and complement the style of the house. External burglar bars will be allowed.

5. APPROVED BUILDING MATERIALS AND DESIGN STYLES

5.1 Roof Coverings

The following roof coverings will be allowed:

- Concrete roof tiles (Coverland, Marley, etc.)
 - Profiles - Monach
 - Mendip
 - Double Roman
- Natural slate roof tiles (Mazista)
- Flat concrete roofs (with non-reflecting waterproofing).



The following roof coverings will **not** be allowed:

- Thatch roofs
- Unpainted galvanized roof sheeting
- Flat steel roofs

The following roof colours will be allowed (samples must be presented for approval):

- Red
- Terracotta
- Rustic Terracotta
- Antique Terracotta
- Rustic Brown
- Or any combination of the above.

5.2 **Structural walls and screen walls**

The following wall finishes will be allowed:

- Plaster and paint (smooth or textured)
- Bagging and paint
- Slate wall tiles (Mazista or similar)
- Face brick (plinths columns and panels)
- Natural or artificial stone

The colours of the walls should be:

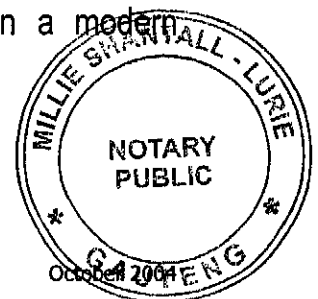
Plaster and Paint	Tiles	Face Bricks
→ Light Sand Stone	→ Slate	→ Light Bricks
→ Off-White	→ Blue	→ As presented and approved by SSHA
→ Broken White	→ Multi Colour	
→ Ground Colours		

All colours must be indicated on the SDP for approval by the SSHA Architects.

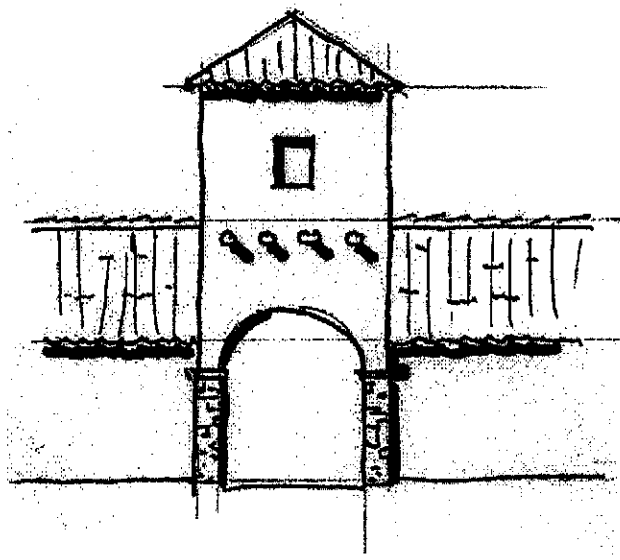
5.3 **Architectural elements and details to be used**

Some of the following very typical elements are encouraged in a modern application:

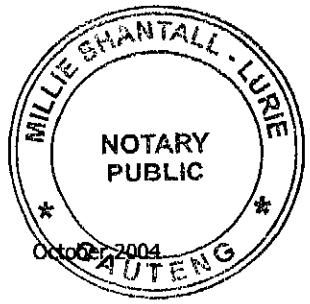
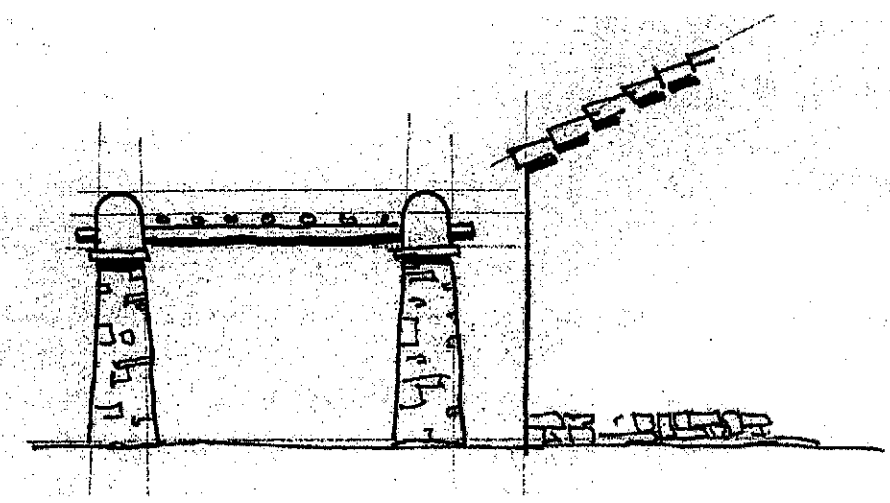
The use of natural materials like stone and timber is encouraged.



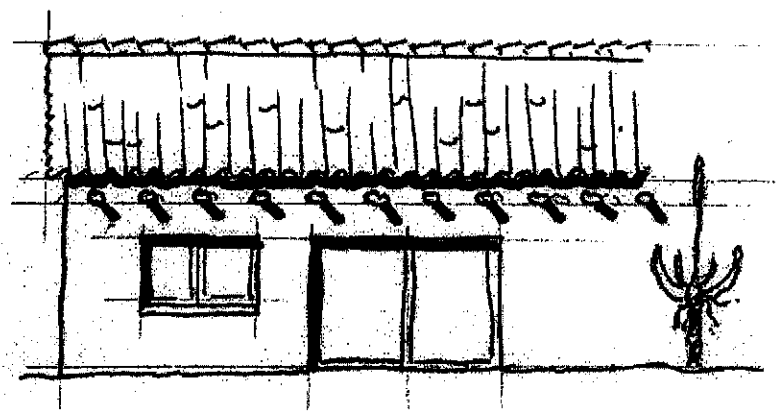
- Very high tower over arched entrance



- Stone columns with gum pole pergola

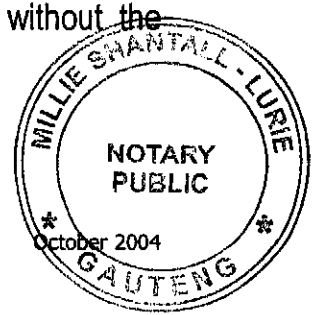


- Heavy black gum poles projecting from the wall just under the roof line.



5.4 Paving and Landscaping

- 5.4.1 Landscaping on sidewalks must be undertaken within the integrated landscape language of The Silver Wood Country Estate, to be approved by the SWHOA architect.
- 5.4.2 The landscaping theme of The Silver Wood Country Estate is to encourage the use of indigenous trees and plants.
- 5.4.3 All driveways to be fully paved. Driveway widths are limited to 6 000mm at the junction with the public road. Preference will be given to clay brick paving, coloured interlocking or cobble stone, but no solid concrete paving will be allowed.
- 5.4.4 The use of hedgerows is recommended and the planting of indigenous trees and shrubs is encouraged where possible. Trees planted in the road reserve must follow the guidelines set for that street.
- 5.4.5 Planting and hedgerows are also encouraged where palisade fencing is used.
- 5.4.6 No shrubs, trees, flowers or plants may be planted on sidewalks without the prior approval of the Estate Manager or the Board.
- 5.4.7 The trees, plants or sidewalk lawn in 5.4.6 may not be removed without the permission of the Estate Manager.



6. PROHIBITED BUILDING MATERIAL

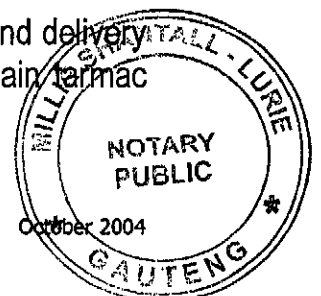
Although individual architectural designs within the theme will be encouraged, the following building materials may not be used:

- Unpainted plaster
- No precast concrete walls will be allowed and any face brick or plastered walls must be completed on both sides of the wall
- Unpainted reflective metal roof sheeting
- Wood panel fencing
- Thatch roof lapas
- Unpainted galvanised sheet metal flashing

7. CONSTRUCTION ACTIVITIES

As the building within the residential estate will be constructed over a considerable time period, the following guidelines have been formulated for the benefit of residents:

- 7.1 All building materials are to be stored within the site boundary, no material is to be off-loaded onto the road or road reserve.
- 7.2 No advertising or sub-contractors boards will be permitted. Only the approved contractor/professional board will be permitted (see drawing attached) and a maximum of 2 (two) for sale boards per stand will be allowed.
- 7.3 No workmen will be permitted on site between the hours of 18:00 and 06:00.
- 7.4 All contractors will be required to provide screened chemical ablution facilities for the workmen and subcontractors under his control.
- 7.5 Construction hours are restricted from 06:00 to 18:00 Monday to Fridays. No construction activity is to take place on Public Holidays, Saturdays or Sundays.
- 7.6 Delivery routes and hours may be defined from time to time by the SWHOA and all contractors are to obtain these restrictions from the sales office. A separate entrance will be made for all construction vehicles and only that route will be used.
- 7.7 Fines may be levied from time to time by the SWHOA for contractors and delivery vehicles that spill material en-route, damage roadways and kerbs, stain tarmac and generally create nuisance within the estate.



7.8 Only single unit delivery trucks may come into the town and also up to a maximum weight of 30 tons. No articulated trucks will be allowed to deliver any material on the site. In the unlikely instance where bigger trucks need to come onto site, arrangements must be made with the site engineer or the SWHOA.

8. GENERAL

8.1 The developer will secure the entire township from the beginning so that no night guard will be required.

8.2 It is recommended that the home owner or his Architect discuss his concept with the supervising Architect at an early stage.

8.3 No boreholes will be allowed, as there will be numerous boreholes in the township to feed all the landscaping.

8.4 The SWHOA will be responsible for the maintenance of the street cobble stone, side walk paving as well as the special street lights.

8.5 Only aluminium and timber framed windows will be allowed. Any variation must be submitted for approval.

8.6 All colours must be shown on the elevations and final colour sample must be painted on the wall for approval by the architects.

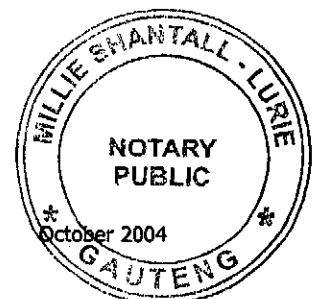
9. BUILDING PLAN SUBMISSION

The following must be adhered to before building plans will be considered for inspection:

9.1 A plan approval fee of R1 500-00 (One Thousand Five Hundred Rand) per erven escalated at 8% per annum to the SWHOA Architects on submission of plans at:

SDV Architects
Boardwalk Office Park Block N
Hans Strijdom Drive & Haymeadow Crescent
FAERIE GLEN
0043

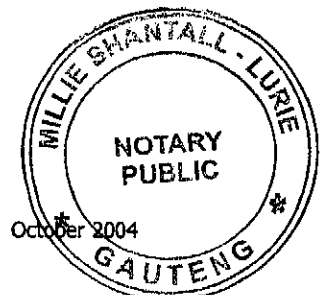
Tel: (012) 991-4942
Fax: (012) 991-4941



The Architects will inspect the township every 14 days to see that all regulations are adhered to.

NOTE: THESE PLANS MUST BE SUBMITTED ON OR BEFORE EVERY FIRST AND THIRD WEDNESDAY OF THE MONTH AND THE AESTHETIC COMMITTEE WILL MEET ON FRIDAYS THEREAFTER.

- 9.2 A Building performance deposit of R6 000 (Six Thousand Rand) must also be paid to the SWHOA and it will be held in trust (interest free) by the SWHOA.
- 9.3 The deposit amount will be used in the event if there is a breach on non performance to remove rubble or make good any damage cause by the contractor or his sub-contractors of suppliers, including kerbing, landscaping, community services, roads, irrigation etc. and for any outstanding spot fines.
- 9.4 The building performance deposit shall be released subject to the submission to the Architect of a Local Authority's Certificate of completion and occupancy and shall only be refunded within 14 days once all the above documents are correctly completed and submitted. The SWHOA is not to release the deposit without the approval, stamp and signature of the Architects.
- 9.5 The SWHOA reserve the right to prevent the occupation of any houses if the above is not fully adhered with.
- 9.6 All plans necessary for City Council approval must be submitted together with an extra rendered paper copy to be kept for record purposes by the SWHOA. Plan approval fees for the City Council for the building, is for the owners own account.
- 9.7 The following items must be clearly shown on the plans:
- Area of dwelling including patios and outbuildings
 - Coverage (%)
 - Correct Building lines
 - All external finishes including a colour specification (coloured in elevation)
 - Boundary wall/fence details including elevations
 - Drainage and how it is concealed
 - Layout of driveway
- 9.8 A signed copy of these guidelines by the owner of the erf is to be submitted as well as the clearance certificate (attached).

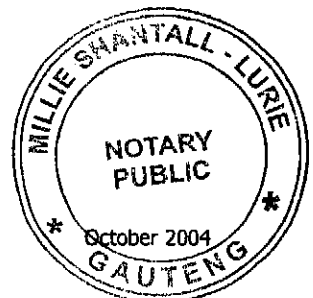


10. ACKNOWLEDGEMENT

The above document is fully understood and the Contractor and owner undertake to comply with the above points, in addition to any further controls which may be instituted by the SSWHOA of the Developer from time to time in the form of a written notification and to ensure compliance by any sub-contractors employed by the Contractor, and any suppliers to either contractors, sub-contractors or owners.

In the case where the property is sold or leased, the seller or lessor must ensure that the buyer or lessee receives a copy of these guidelines and that is binding on the buyer or lessee.

_____ OWNER	_____ NAME
_____ WITNESS	_____ NAME
_____ STAND NUMBER	_____ DATE
_____ BUSINESS TELEPHONE NUMBER	_____ RESIDENTIAL TELEPHONE NUMBER
_____ CELLULAR NUMBER	_____ FAX NUMBER / E-MAIL



SILVER WOOD COUNTRY ESTATE

Enquiries:
Telephone:

CLEARANCE CERTIFICATE

This certificate must be handed in, with all the building plans, for approval by the Home Owners Association (HOS) and the appointed architects, SDV Architects, before submitting to the Local Authority for approval.

The Owner/Company must complete the following information.

Stand No _____ Street No _____ Street Name _____

Owner/Company _____ Main Contractor _____

Contact Person _____ Name of Contractor _____

Contact Tel. No. _____ Contractor Tel. No. _____

** Please print with a black pen*

I, (Owner/Company Representative) hereby agree with the Terms and Conditions as set out in the **HOA Rules and Regulations** pertaining to the Building Regulations and the Conduct of Contractors, furthermore I certify that the information supplied is correct.

Owner/Company Representative _____ Date _____

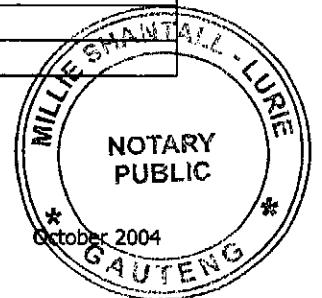
APPROVED	NOT APPROVED
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	Signature	Date
SDV Architects		
Controlling Authority HOA		

Note: No construction may commence unless:

- **The water connection** is installed on site.
- An approved **chemical site toilet** has been installed in a position as approved by the Estate Manager. (Entrance to the toilet to be screened).
- The **Building Performance deposit of R6 000-00** (six thousand rand) has been paid with the Estate Manager or Administrator into the trust account of the HOA, (which will be held interest free in trust). Cheques must be made out to SWHOA.
- All **outstanding levies** are paid.
- The official **Builders Board** can be obtained from the Estate Manager (at cost). This will be the only board permitted to be displayed at all times. No other boards, e.g. subcontractor boards etc. will be allowed.
- The **Estate Manager has inspected** the site with the home owner and noted any defects with roads, kerbs, paths and plants. (Any defects must be noted on the reverse side of this form.)

For Office Use Only			
Building deposit paid	Yes / No	Receipt Number	
Payment type	Cash / Cheque Transfer	Signature	
Levies paid to date	Yes / No	Date	



SIGNATORIES TO ARTICLES OF ASSOCIATION

Particulars of subscribers	Date and signature	Particulars of witnesses	Date and signature
<p>1. Full names JAMES BARRY MUNNIK HERTZOG</p> <p>Occupation DIRECTOR</p> <p>Residential address BLOCK N2, FIRST FLOOR, BOARDWALK OFFICE PARK, FAERIE GLEN: 0043</p> <p>Business address BLOCK N2, FIRST FLOOR, BOARDWALK OFFICE PARK, FAERIE GLEN; 0043</p> <p>Postal address P O BOX 39727, FAERIE GLEN, 0043</p>	<p><i>pp Member</i> <i>2005-04-06</i></p>	<p>1. Full names LIEZEL NELL</p> <p>Occupation LEGAL SECRETARY</p> <p>Residential address 247 ACACIA ROAD HENNOSPARK, HENNOSPARK CENTURION: 0157</p> <p>Business address 2ND FLOOR (LOBBY 3) BANK FORUM BLDG, VEALE STREET, BROOKLYN, 0181</p> <p>247 ACACIA ROAD, HENNOSPARK CENTURION, 0157</p>	<p><i>L Nell</i> <i>2005-04-06</i></p>
<p>2. Full names EUGENE WEISS</p> <p>Occupation DIRECTOR</p> <p>Residential address BLOCK N2, FIRST FLOOR, BOARDWALK OFFICE PARK, FAERIE GLEN: 0043</p> <p>Business address BLOCK N2, FIRST FLOOR, BOARDWALK OFFICE PARK, FAERIE GLEN; 0043</p> <p>Postal address P O BOX 39727, FAERIE GLEN, 0043</p>	<p><i>pp Member</i> <i>2005-04-06</i></p>	<p>2. Full names LIEZEL NELL</p> <p>Occupation LEGAL SECRETARY</p> <p>Residential address 247 ACACIA ROAD HENNOSPARK, CENTURION, 0157</p> <p>Business address 2ND FLOOR (LOBBY 3) BANK FORUM BLDG, VEALE STREET, BROOKLYN, 0181</p> <p>247 ACACIA ROAD HENNOSPARK CENTURION 0157</p>	<p><i>L Nell</i> <i>2005-04-06</i></p>
<p>3. Full names LUCIUS KRIEL</p> <p>Occupation DIRECTOR</p> <p>Residential address BLOCK N2, FIRST FLOOR, BOARDWALK OFFICE PARK, FAERIE GLEN: 0043</p> <p>Business address BLOCK N2, FIRST FLOOR, BOARDWALK OFFICE PARK, FAERIE GLEN; 0043</p> <p>Postal address P O BOX 39727, FAERIE GLEN, 0043</p>	<p><i>pp Member</i> <i>2005-04-06</i></p>	<p>3. Full names LIEZEL NELL</p> <p>Occupation SECRETARY</p> <p>Residential address 247 ACACIA ROAD HENNOSPARK CENTURION, 0157</p> <p>Business address 2ND FLOOR (LOBBY 3) BANK FORUM BLDG, VEALE STREET, BROOKLYN, 0181</p> <p>247 ACACIA ROAD HENNOSPARK CENTURION 0157</p>	<p><i>L Nell</i> <i>2005-04-06</i></p>
<p>4. Full names JOSEF JOHANNES</p> <p>Occupation TOWNPLANNER</p> <p>Residential address 68 OVERBERG, EQUESTRIA ESTATE, C/O LIBERTAS & STELLENBERG ROAD, EQUESTRIA</p> <p>Business address BLOCK N2, FIRST FLOOR, BOARDWALK OFFICE PARK, FAERIE GLEN; 0043</p> <p>Postal address POSTNET SUITE 254, PRIVATE BAG X 1 THE WILLOWS 0041</p>	<p><i>pp Member</i> <i>2005-04-06</i></p>	<p>4. Full names LIEZEL NELL</p> <p>Occupation LEGAL SECRETARY</p> <p>Residential address 247 ACACIA ROAD HENNOSPARK CENTURION 0157</p> <p>Business address 2ND FLOOR (LOBBY 3) BANK FORUM BLDG, VEALE STREET, BROOKLYN, 0181</p> <p>247 ACACIA ROAD HENNOSPARK CENTURION 0157</p>	<p><i>L Nell</i> <i>2005-04-06</i></p>
<p>5. Full names FLORENCE ENID LOOTS</p> <p>Occupation DIRECTOR</p> <p>Residential address BLOCK N2, FIRST FLOOR, BOARDWALK OFFICE PARK, FAERIE GLEN: 0043</p> <p>Business address BLOCK N2, FIRST FLOOR, BOARDWALK OFFICE PARK, FAERIE GLEN; 0043</p> <p>Postal address P O BOX 39727, FAERIE GLEN, 0043</p>	<p><i>pp Member</i> <i>2005-04-06</i></p>	<p>5. Full names LIEZEL NELL</p> <p>Occupation LEGAL SECRETARY</p> <p>Residential address 247 ACACIA ROAD HENNOSPARK CENTURION 0157</p> <p>Business address 2ND FLOOR (LOBBY 3) BANK FORUM BLDG, VEALE STREET, BROOKLYN, 0181</p> <p>247 ACACIA ROAD HENNOSPARK CENTURION 0157</p>	<p><i>L Nell</i> <i>2005-04-06</i></p>

