



**H o m e O w n e r s A s s o c i a t i o n**

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***Architectural Design Standards  
Guide &  
General House Rules***

## **INTRODUCTION**

The main objective of the development of **“Solé Country Estate”** is the provision of a high quality lifestyle in a security conscious environment for residents and the purpose of these guidelines is to protect this lifestyle.

Harmonious community living is achieved when residents use and enjoy their private property as well as the common areas, whilst giving general consideration to all the other residents.

In the event of annoyances or complaints, the involved parties should attempt to settle the matter between themselves, exercising tolerance and consideration.

The Trustees have appointed Danie **de Wet Building Designs 082-868 0219 (cell) - 021-975 7000 (w)** to whom all building plans must be submitted for approval, prior to submission thereof to the Home Owners Association and the City of Cape Town.

## **1. GOOD NEIGHBOURLINESS**

- 1.1 Activities which could cause aggravation or nuisance to fellow residents may not be conducted, including auctions or jumble sales.
- 1.2 Music volume, partying and activities of domestic help have to be kept at a level which will not annoy adjoining owners.
- 1.3 The use of power tools and petrol driven lawn mowers should be confined to the same times as for building operations.
- 1.4 Washing may only be hung on lines screened from the street and neighbours.
- 1.5 Refuse containers may only be placed in the refuse room provided for such purpose.

## **2. ENVIRONMENTAL MANAGEMENT**

- 2.1 Refuse should not be discarded in any public open area, including parks and streets.
- 2.2 Owners have the responsibility to maintain the area between the road kerb and the boundary of their property.
- 2.3 Open spaces visited by residents should be kept in a clean condition.
- 2.4 Flora may not be damaged or removed from any public area.

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- 2.5 Residents are responsible for maintaining trees, plants and shrubs planted on their pavements. These plants may not be removed without the permission of the Local Authority and the Master Home Owner’s Association.
- 2.6 The water from swimming pools may not be emptied onto parks and has to be channelled into the sewerage system.
- 2.7 Owners have to clear vacant stands on a regular basis.
- 2.8 Wendy houses, Tool sheds, tools, vehicle parts as well as accommodation for pets have to be sited out of view and screened from the neighbouring properties and the street.

### **3. TENANTS, VISITORS, CONTRACTORS AND EMPLOYEES**

- 3.1 The owners/ occupants of any property within the development are liable for the conduct of their visitors, contractors and employees, and must ensure that such parties adhere to the rules.
- 3.2 When letting or reselling a property, it is the current owners’ responsibility to inform the tenants or the new owner about the Master Home Owners Participation Manual and Design Standards Guide and any administrative rules applicable at the time.

### **4. PETS**

- 4.1 Local authority bylaws relating to pets will be strictly enforced.
- 4.2 No persons may keep more than 2 (two) dogs or 2 (two) cats on the property without the written consent of the Master Home Owner’s Association.
- 4.3 Poultry, pigeons, wild animals or live stock may not be kept without written consent of the Master Home Owners Association.
- 4.4 Pets are not allowed to roam the streets.
- 4.5 Pets have to be walked on a leash in public areas.
- 4.6 Owners have to remove pet deposits from public areas.
- 4.7 Stray pets without identification tags will be handed to the Municipal Pound.

## **5. ARCHITECTURAL REQUIREMENTS**

### **5.1 DESIGN THEME**

In general, the aim of the guidelines and conditions is to avoid harsh contrasts and to encourage sensitive design so that there is harmony between the buildings and their sites and amongst the buildings themselves. While freedom of individual expression is permitted in terms of choice of garden lay-out and buildings, this is necessarily limited by those controls which are considered to be mutually advantageous to all members.

Design principles have been established with the intention to create compatibility of Architectural styles rather than repetition.

To encourage a variety within the constraints of these guidelines, interpretation and flexibility is vitally important to achieve a harmonious aesthetically pleasing development character without being excessively prescriptive and without eliminating freedom of choice.

The requirements of the Local Authority Town Planning scheme and the National Building regulations shall apply to all development.

Please note that restrictions pertaining to building lines, heights, building platforms as well as house positions for single and double storey dwellings apply to all the single residential.

In order to achieve these objectives, it is hereby recorded that all members shall in terms of the powers conferred on the Home Owners Association be bound by the conditions set out below:

### **5.2 ARCHITECTURAL STYLE**

The intended style for this development could be defined as Regional and Contemporary Cape Architecture with the main objective to retain the rural character of Brackenfell.

### **5.3 GENERAL REQUIREMENTS**

5.3.1 Exposed plumbing must be screened from the street.

5.3.2 Cottages, granny flats, outbuildings and additions have to match the character of the original main building.

5.3.3 Temporary carports will not be allowed.

5.3.4 Kitchens and staff accommodation have to be open onto a patio or

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screened yard.

- 5.3.5 Washing yards have to be screened from neighbouring properties by means of walling, 1,8 (one comma eight) meter height.
- 5.3.6 Standard satellite dishes will be allowed. No other TV or communication aerials may be erected without the consent of the Home Owners Association.
- 5.3.7 Area of any dwelling is subject to the unit type selected by owner. Single and double garages allowed
- 5.3.8 All caravans, trailers, boats etc. must be stored away from the street. None of these may also be parked in the streets.
- 5.3.9 No building structure may be erected closer than 1 (one) meter from the side boundary.
- 5.3.10 The minimum size of the dwelling (including the garage) is 150 (one hundred & fifty) square metres.

#### 5.4 STREET & SIDE BOUNDARY WALLS

- 5.4.1 Street boundary walls are not allowed. Only where closing off back yard of dwelling.
- 5.4.2 Side boundary wall to be vibracrete only, at a maximum height of 2.1 (two comma one) metres high.
- 5.4.3 All walls visible from the street must be plastered brick walls.

#### 5.5 GATES

Side gates to be galvanized and epoxy frame with xavia horizontal cladding.

#### 5.6 POST BOXES

Post boxes will be provided by developer at the entrance gate

#### 5.7 STREET NAMES / HOUSE NAMES

Brass, cast iron and mat black preferred. Max 200 (two hundred) millimetres high.

Exclusions:  
Wrought iron lettering

Ceramic tile lettering  
Graphical illustrated lettering

#### 5.8 DRIVEWAY PAVING

Railway sleepers  
Brick paving  
Cobbles  
Concrete paving with exposed natural pebbles  
Stone chip with brick edging  
Premix

Exclusions:  
Slasto  
Concrete slabs  
Crazy paving  
Chip & Spray

#### 5.9 GARAGES

Garages should form part of the overall architectural design.

Garage doors must be Sectional overhead.

Exclusions:  
Pre-fabricated garages  
Steel garage doors  
Chromadek steel garage doors will be allowed.

#### 5.10 SWIMMING POOLS

Exclusions:  
Above ground level type pools and “Porta Pools”.

#### 5.11 CARPORTS, PERGOLAS, VERANDAS AND BALCONIES

These structures are to be designed to be sympathetic to the overall architectural theme.

Shade cloth over pergolas and carports not allowed. The roof of the carport to be hidden behind a fascia. The carport has to form an integral part of the house.

Exclusions:  
Free standing carports  
Polycarbonate sheeting, Perspex and fibreglass visible from the street.  
Shade cloth carports.

#### 5.12 EXTERNAL WALL FINISHES & BALUSTRADES

All external walls to be 230mm cavity walls, built with Clay maxi bricks  
Plastered and painted external finish.  
Natural stone finish only to certain sections of the structure

Exclusions:

Exposed blockwork / conc. Brickwork  
Bagged walls.  
Construction with timber finish  
Construction with timber logs  
Balustrades using sheeting materials (excl. glass).

#### 5.13 WINDOWS AND DOORS

The use of Winblocks is not allowed.  
Horizontal slatted timber front door with timber frame.  
Epoxy coated aluminium window frames.  
Plaster bands round windows no less than 100mm in width and no more than 150mm.  
Back door – Aluminium.  
Aluminium sliding doors where indicated.

Exclusions:

Steel window frames  
External steel door frames.

#### 5.14 ROOF FINISHES

Roof pitch to be a minimum of 22.5 (twenty two comma five) degrees.  
Roof tiles – Double roman or Renown.  
Overhang on roof trusses to be a minimum of 300 (three hundred) millimetres.  
Aluminium gutters – colour charcoal.  
uPVC downpipes – colour to match wall colour.

Flat roofs to be concealed behind a fascia, beam or parapet wall and may not be visible from the street.

Exclusions:

Fibre cement sheeting  
Unpainted steel / aluminium sheeting  
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#### 5.15 PUBLIC OPEN SPACE (POS)

No pre-cast concrete panel walls are permitted on POS boundaries. POS boundary walls or fences are not to exceed 2,1 (two comma one) meters in

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height measured vertically from the natural ground level at any point along the length of the boundary.

Hedges and plant draped fences are permitted.

## **6.0 ZONING REQUIREMENTS**

As per Local Authority Conditions.

### **6.1 HEIGHT RESTRICTION**

A height restriction of 8.5m to the highest point. Only 2 storey dwellings permitted. Basements allowed if still in 8.5m restriction.

### **6.2 BUILDING LINES**

As per approved site development plan

### **6.3 BULK AND COVERAGE**

Bulk and coverage vary from property to property depending on the development rights of a particular property and have to be ascertained from the Zoning Requirements of the Local Authority.

### **6.4 BURGLAR BARS**

Internally mounted in simple grid pattern or purpose made to suit the proportions.  
Colour to match window frames.

## **7.0 RESTRICTIONS TO BUILDING CONTRACTOR ACTIVITY**

### GENERAL

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Certain rules have been adopted relating to building contractor activity in this development.

The intention of the restrictions is to ensure that the least possible disruption is caused to residents by building activities.

### TIMES

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Building operation is only allowed during the following times:

06h00 - 20h00 on Normal weekdays

07h00 - 17h00 on Saturdays & Public Holidays.



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No building operations allowed on Sundays.

### SUB-CONTRACTORS & ESTATE AGENTS

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All restrictions applying to Main Contractors also apply to Sub-Contractors.  
No sub-contractor or Estate Agent boards may be displayed on site.  
All Estate Agents to view plots/houses only on appointment.

### REFUSE REMOVAL

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Facilities for refuse storage and removal is to be provided by the Contractor and responsibility for the utilization of these facilities by the labourers rests with the Contractor.

Refuse is to be removed regularly.  
Refuse may not be burned on site.

### BUILDING RUBBLE

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Regular cleaning of the site is imperative during building operations and the site is to be kept as neat as possible.

The roadway and pavement must be kept clean of all material, rubble and sand at all times.

### DELIVERIES

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Suppliers providing building material may only deliver such during normal weekdays. The Contractor is responsible to move building materials onto the site when a supplier off-loaded such on the pavement or roadway.

### SECURITY

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The Contractor is only allowed 2 (two) representatives on site, in the capacity of watchman - after hours.

### TOILET FACILITIES

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It is the responsibility of the Contractor to provide toilet facilities for the labourers.

### NOTICE BOARDS

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Only the conventional Architects/ Contractors notice boards will be allowed on site. No sub-contractors boards are allowed.  
(see sub-contractors & estate agents)

## **8.0 PLAN SUBMISSION**

### NATIONAL BUILDING AND LOCAL AUTHORITY REGULATIONS

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These regulations, conditions and constrictions have to be adhered to.

### AESTHETIC STANDARDS

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Every effort will be made to ensure that these standards are observed by all residents.

### BUILDING COMPLETION

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It is required that the building be completed within nine months after commencement of construction.

# **SOLÉ COUNTRY ESTATE**

## **House Rules**

We are proud of our complex and with your co-operation we will endeavor to keep it clean, neat habitable and a pleasant place to live in. Please note that these house rules should be read in conjunction with the “Architectural design standards guide. The most important rules have been highlighted in this document. If any area is not covered in this document please refer to the abovementioned document for guidelines.

### **1. TRUSTEES**

A list of your trustees will be given to you. They will be there to assist with problems within the complex, however please avoid disturbing them at inconvenient hours with matters that can be resolved the next day.

### **2. COMPLAINTS AND COMMUNICATION**

- Owners are to lodge any complaints to any one of the trustees or the managing agent.
- More serious complaints should be done in writing to the trustees, depending on the seriousness of the complaint the trustees may arrange a special trustees meeting to consider and respond to the complaint.
- Should any one of the trustees not respond within seven (7) days of lodging the complaint, the owner may contact the Chairman of the trustees directly to solve the problem.

### **3. ALCOHOL AND DRUGS**

- No alcohol and /or drugs may be used in any public area.

### **4. BUSINESS**

- No business signs will be allowed inside or outside the complex.
- No business will be allowed in the complex.

### **5. FIRE HYDRANTS**

- The fire hydrants may not under any circumstances be used for anything other than fire emergencies.

**6. ALTERATIONS AND NOISE**

- See sections 1.1; 1.2; 1.3 and 7 of the “Architectural design standards guide”.

**7. ANIMALS**

- See section 4 of the “Architectural design standards guide”.

**8. GENERAL**

- All owners must please familiarize themselves with section 5.3 of the “Architectural design standards guide” with regards to all equipment not fixed to the house.