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PEBBLE ROCK GOLF VILLAGE

PROPOSED ARCHITECTURAL GUIDELINES

Revision 6 – approved.

INTRODUCTION:

Prior to submitting Plans to the Nokeng Tsa Teamane Municipality, all Property Owners will be required to submit Building Plans to the Pebble Rock Golf Village “Home Owners Association” for aesthetic and planning approvals. Any superficial alterations to any building or property, which would not normally require Municipal approval, including vegetation, landscaping, fencing and/or screening, will require Pebble Rock Golf Village “Home Owners Association” approval.

The Reviewing architects will always take a global view of what is most beneficial to the Estate, while balancing the individual requirements of the Owners.

This document is for guidance purposes only and apart from those items specifically excluded within the Deed of sale, all submissions will be treated on merit and discussions entered into if necessary.

DESIGN GUIDELINES:

Pebble Rock Golf Village will have a well-established Golf Course and Golf facilities and will ultimately comprise of 300 Residential stands, within which the Pebble Rock Golf Village “Home Owners Association” will encourage the natural development of houses within certain parameters.

The purpose and goal of the Pebble Rock Golf Village “Home Owners Association” is therefore to ensure that all structures and buildings erected should conform to the

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Pebble Rock Village image to benefit of all Residents.

enhance the environment to the

It is important that particularly houses fronting onto the Golf Course must establish a strong relationship with the Course. This will be achieved through front lawns and lower boundary enclosures, which will have to be adhered to.

On the street face, the suburban Residential Village streetscape must be adhered to. This will be achieved by keeping the boundary enclosures to a minimum height and uniform as far as possible. The careful placing of garages, front gates (if necessary), lighting and landscaping should also enhance the streetscape.

The general Village theme lends itself to the potential of a verandah or patio with a reasonable covered area and this element should be incorporated into all residences if at all possible. Street-facing entrances to houses should preferably have a roof-covering or entrance porch.

GENERAL DESIGN PRINCIPLES:

All areas and structures within the Estate must share the Village theme as a common criteria. Through the application of this criteria an integral and homogenic style and finish will be achieved to the benefit of all the Estate Residents. A proposed range of finishes and elements have been approved and by adhering to this range and by applying additional criteria specific to any area, sufficient scope will be conceded to suite individual requirements of the Residents as well as preferred taste, while maintaining a sense of harmony to enhance the environment and theme.

Attention must be drawn to Conditions relating to permitted building positions relative to existing trees, vegetation, flood water levels and height restrictions (2 storey structures allowed). These Conditions are detailed in the Town Planning Conditions, where relevant, and Residents should be aware of same prior to submission of any Plans for approval purposes.

ROOFS:

- Only profiled concrete roof tiles will be allowed. Colour range will be provided.
- Concrete flat roofs ("slabs") will be allowed on condition that 60% minimum of the total roof area shall have a pitch of at least 26°.
- Minimum roof overhangs of 600 mm.
- All exposed roof structures to be in an approved timber.

- Minimum 60% of all roof areas to have pitch of 26° while remainder of roofs to have a pitch of 17.5° or less.
- TV Antennas and Satellite Dishes to be positioned with the necessary care and consideration for the Village image.

EXTERNAL WALLS:

- Minimum 60 % of all external residence walls (excluding doors & windows) to be in a struck-off plaster finish in the colour range provided.
- A 40 % allowance for natural stone finish and/or facebrick will be considered if treated with the necessary care and aesthetic consideration.
- Plinths at aprons (if no downpipes or gutters are installed), will be allowed in a natural stone/ facebrick finish of minimum 510mm above apron level to full perimeter of Residence.
- Exposed gutters and downpipes will be allowed, on condition that these elements will be painted in the colour range provided.

EXPOSED WINDOWS & DOORS:

- Timber window and doorframes will be allowed.
- Anodized or powder-coated aluminium shopfronts as well as windows will be allowed.
- Only Timber finish garage doors will be accepted. Patterned and slatted finish – doors are to be in accordance with the Village image and should not be over-elaborated.

SPLASH POOLS:

- Note that only splash pools will be allowed in order to limit the impact on the environment.

DRIVEWAYS & PAVING:

- Paving on driveways from street to boundary line in an “Autumn Blend” mix – pavers only.
- Pavers with an acceptable textured finish on courtyards, driveways, terraces and aprons.

FENCING:

- **Boundary walls** (See golf course boundary walls for exceptions) maximum height will be 1.8m and properly constructed out of a solid wall in a struck-off plaster painted finish on both sides.
- **Side boundary walls** - as prescribed hereinabove
- **Golf Course boundary walls** – maximum height of 1.2 m of which 60% must be a solid constructed wall and 40% palisade or similar approved materials.
- **Street boundary walls** - Maximum height 1.8 m;
alternatively
 - Maximum height 1.8 m in the proportion of 60% solid wall and 40% palisade or similar approved materials;
alternatively
 - No street boundary wall
- Motor vehicle or pedestrian gates to be a maximum of 1,8 m high in mild steel or timber finish.
- The design of the gates to show consideration for the Village image and over-elaborated designs will not be considered.

SIGNAGE:

- Street numbering to be compatible with the Village image and with general signage within the Development – no other signage / posters will be allowed.

BUILDING LINES / SQM:

- Street Building Line: 5,0 m from boundary line.
- Golf Course Building Line: 5,0 m from boundary line for single storey structures.
- Golf Course Building Line: 8,0 m from boundary line for double storey structures.
- Side and Back-to-Back Boundaries: 2,0 m from Boundary line for single storey (Note: 2.0m servitudes where applicable).
- Side and Back-to-Back Boundaries: 3,6 m from boundary line for double storey structures.
- Minimum 200 m² Residences (including garages) will be allowed.

WASHING LINES:

- All washing lines to be properly screened by means of struck-off plaster painted finish walls from streets and Golf Course sightlines.

GENERAL:

- No security spikes, razor wire, electric shock wires or any similar devices shall be permitted on houses or house fences.
- No tool sheds or Wendy houses are allowed.
- For unusual garden, pool or other feature items, ornamentation and embellishments, which may effect the visual appearance of a property, consent must be given by the HOA before installation.
- No shade cloth carports will be allowed. However, properly constructed carports within parameters of Architectural Guidelines will be allowed. Carports may be constructed over side Building lines (with the necessary permission and approvals).
- The visual impact of pools, waterfalls and other features on the Golf Course view must be considered and may require shrub or vegetation screening.
- No exposed sewer or water supply pipes will be allowed on external walls. Pipes to be properly screened off.
- Sightlines from balconies impeding on neighbours' privacy will require consent and approval from the effected party.
- Maximum of 50 % coverage of Site Area for structures will be allowed.