

## ANNEXURE A

### **BERGHOF HOMEOWNERS ASSOCIATION FUNDAMENTAL DESIGN GUIDELINES**

#### 1. INTRODUCTION

Members shall be obliged to comply with all the provisions of the Constitution and Conduct Rules, notwithstanding that for the sake of convenience, reference is made here to some of the relevant sections.

#### *Constitution:*

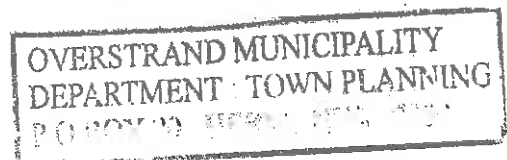
*Clause 4.2 Promote and enforce acceptable aesthetic, environmental and architectural styles and design criteria for the Area in order to achieve harmonious development thereof, to enhance the ambiance thereof and in particular to preserve the sea view or mountain view of property owners.*

- 6.5.12 assess and impose a scrutiny fee payable in order to implement clause 15;*
- 6.4.15 the prescription and approval of plans in accordance with the Design Guidelines of the architectural style and the materials to be used in respect of any buildings to be erected or in respect of any alterations or additions to be carried out to existing buildings and in particular to control the exterior design of such buildings and the material and colours used so as to ensure an attractive aesthetic and pleasing character to the buildings in the Area;*
- 6.4.16 the provisions of 6.5.15 shall apply mutatis mutandis to other site works on a member's property, including but not limited to, fences, pergolas, boundary walls and pavings;*
- 15 Members shall be obliged to submit all and or any building plan whether such plan is for construction of new building/s or for renovations, alterations or additions to existing building/s to the Local Control Architect for examination and to the Committee for approval in accordance with clause 6.5.15 hereinabove prior to the submission of such plan to the Local Authority for approval.*
- 16.1 The registered owner shall not make any alterations, additions or demolitions to the exterior of the property including boundary walls, fences, landscaping, etc, nor shall he be permitted to paint or change the colour scheme of the outside or the exterior of any wall or structure whatsoever without the written consent of the Association.*
- 16.2 Members buying empty erven after the 2012 AGM must initiate building within 24 months of the date of transfer of property.*

#### *ANNEXURE B – Conduct Rules*

***Attention is drawn to the following pertinent clauses:***

- |                |                                      |
|----------------|--------------------------------------|
| <i>Clauses</i> | <i>2. Fines and Penalties</i>        |
|                | <i>6. Signs, Advertisements, etc</i> |
|                | <i>12. Laundry</i>                   |
|                | <i>21. Traffic and Vehicles</i>      |
|                | <i>22. Building Fee</i>              |
|                | <i>23. Control of Activities</i>     |
|                | <i>24. Completion Certificate</i>    |
|                | <i>25. Contract Agreement</i>        |



# BERGHOF DESIGN GUIDELINES

## A.1 DESIGN STYLE

The H.O.A. reserves the right to make minor adjustments to the design incorporated in the Guidelines as it deems necessary to the approval of the Local Authority. The proposed design style should be 'Tuscan' in a modern context, permitting reasonable diversity yet excluding any strongly divergent styles.

The guidelines are intended to provide a design framework for individual homes in Berghof Village, which will tone in with the architectural character of the harmonious whole. To create superb environment, affording the inhabitants a secure lifestyle, within an aesthetically pleasing surround.

## CONCEPTUAL DESIGN DRAWINGS

The Local Control Architect/s (LCA) appointment by the Home Owners Association should be consulted at an early design stage to obviate disappointment with the rejection of radical designs.

Two sets of conceptual design drawings will be required; showing the intended colour scheme.

## A.2 BUILDING ELEMENTS

### 2.1 ROOFS & CHIMNEYS:

Roofing material to be concrete or fired clay tiles, ranging in colour between burnt sienna to terra-cotta. Brightly colour tiles (e.g. green, blue, white, etc) should be avoided. Roof slopes should not exceed 30 degrees without gables or parapets. Eaves can be clipped to gutter or with corbelled projection. Eaves with exposed rafters will also be entertained. Gutters preferred to be continuous Ogee profile aluminium with round PVC or aluminium down pipes matching the colour of the gutters. Solar panels and satellite dishes, to be indicated on the plans.

Water tanks to be enclosed from view as part of the building.

FLAT ROOFS are to be restricted in size and prominence. Flat sections must be concealed behind parapets.

CHIMNEYS form an important element in the character of all buildings and should be designed true to the original Tuscan Style. No mild steel or stainless steel flues will be permitted. Chimneys to be finished with simple, square plaster band, or corbelled brickwork in Tuscan style.

2.1 EXTERNAL FINISHES: external walls to be semi-smooth plastered, not rough bagged or rough cast. Plaster and paint is mandatory and no face brick or bagged brickwork will be allowed. Plaster to be wood floated without any 'Spanish plaster' effects. The colour of the external walls must be in keeping with the intended blending with the rest of the Village and must be approved by the HOA Committee prior to application. Plaster or precast mouldings as applied to windows, doors, eaves or columns must be constrained and all excessive decoration is discouraged. Soil and waste pipes to be concealed as far as possible.

## 2.2 DOORS AND WINDOWS:

These are to be in keeping with the unifying character of the Village. No carved – Game Lodge type decorative entrance doors will be allowed. (Entrance doors to be true to the Traditional Tuscan style and detail)

French doors, sliding doors, stack-away doors and large windows expanses will be permitted, as long as the door or window unit components retain their vertical proportions. All windows are to be Timber, Powder coated or Anodized Aluminium in white, pastel or earthy colours. No vibrant colours will be permitted.

All burglar bars to be internal.

Approved shutters will be allowed, but no mock shutters will be entertained.

## 2.3 EXTERNAL FINISHES

External finishes to be semi-smooth plastered, not rough bagged or rough cast. Plaster and paint is mandatory and no face brick or bagged brickwork will be allowed. Plaster to be wood floated without any “Spanish Plaster” effects. The colour of the external walls must be in keeping with the intended blending with the rest of the Village and must be approved by the H.O.A. Committee prior to application. Plaster or pre-cast mouldings as applied to windows, doors, eaves or columns must be constrained and all excessive decoration is discouraged. Soil and waste pipes, to be concealed as far as possible.

## 2.4 WALLS:

- a) PERIMETER SECURITY WALL: The Village will be encompassed in a series of linked walls along the outside boundaries of erven situated on the perimeter of the Estate. The wall must be erected by the owner before any other construction takes place and must comply with the design specifications set out in the attached diagram. To create a uniform appearance, the outside and cap-surfaces not directly facing the residence must be painted with two coats of white masonry primer and to be completed before the Municipal Completion certificate is issued.
- b) BOUNDARY WALLS: Walls between adjacent erven must be shown on the plans and be of plastered brick or cement block, finished off as described in 2.3 above, but not exceeding 1.8 metres unless approved by the H.O.A.
- c) COURTYARD WALLS: A suitably screened Drying Yard to be provided for every Dwelling. Walls to be 1.8m high to screen Laundry.

2.5 GATES: Gates on the boundary to be indicated on the plans for approval.

2.6 COLOUR: All external walls to be painted in pastel colours, excluding natural cement colour. Colours to be approved by the H.O.A. For roof colour, see 2.1.

2.7 OUTBUILDINGS and BARBEQUES: Wendy houses, garden sheds or second dwellings will not be permitted. Barbeque areas are permitted. Scale of barbeque to be in proportion to size of dwelling and not overly dominant or overpowering if on the street facing façade. Chimney design as per 2.1.

2.8 CONSERVATORIES and HOT HOUSES: Must form part of the main structure, be concealed and not reflect light on adjacent property.



2.9 TELEPHONE LINE CONDUIT: Owners must ensure that conduit is laid to the nearest Telkom junction box at an early stage.

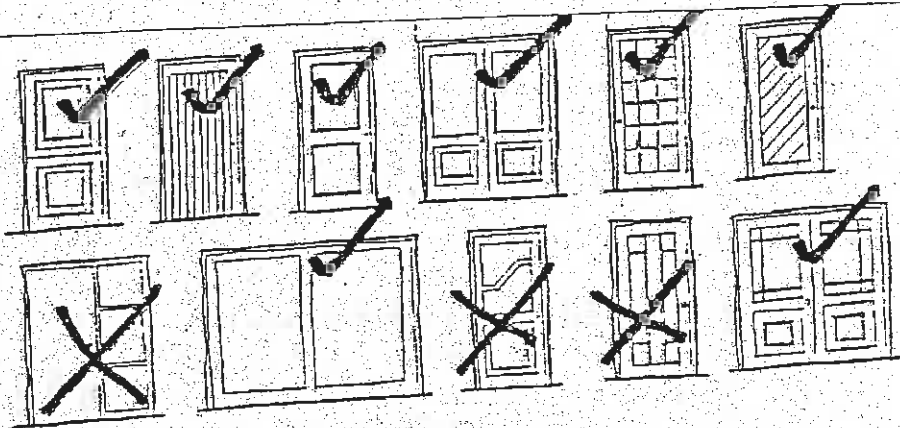
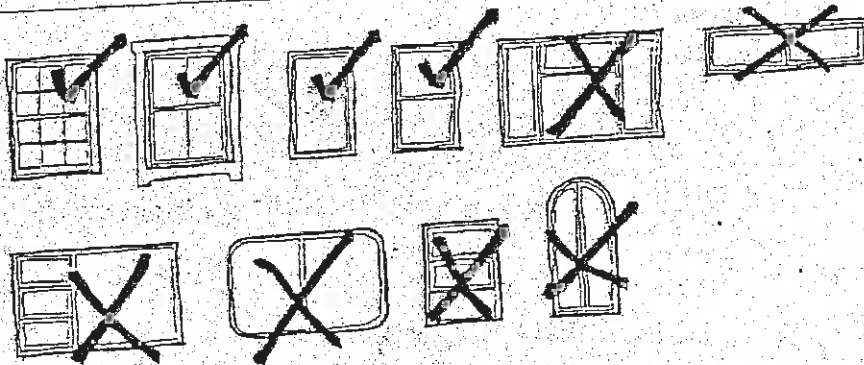
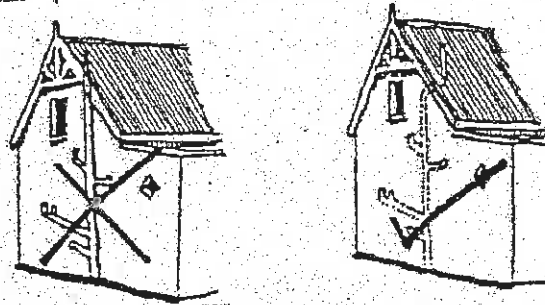
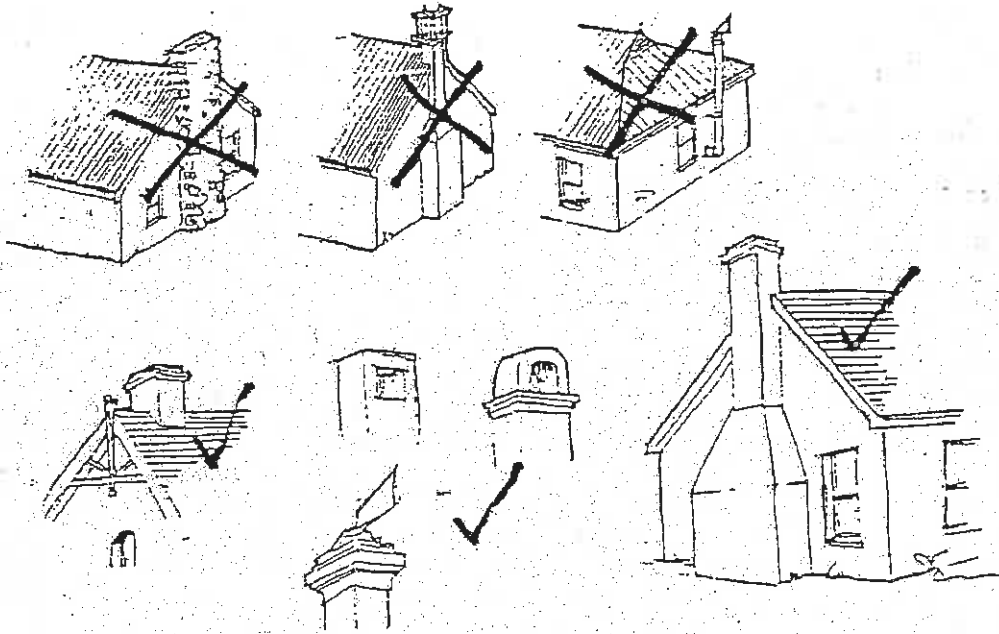
### 3. ULTIMATE PURPOSE OF GUIDELINES

The rationale behind these guidelines is to permit considerable diversity but through restrictions on certain materials and design parameters to ensure that there is a sufficiently unified design thread running through all of the buildings such that the Village is a harmonious whole.

#### 3.1 SUBMISSION OF PLANS

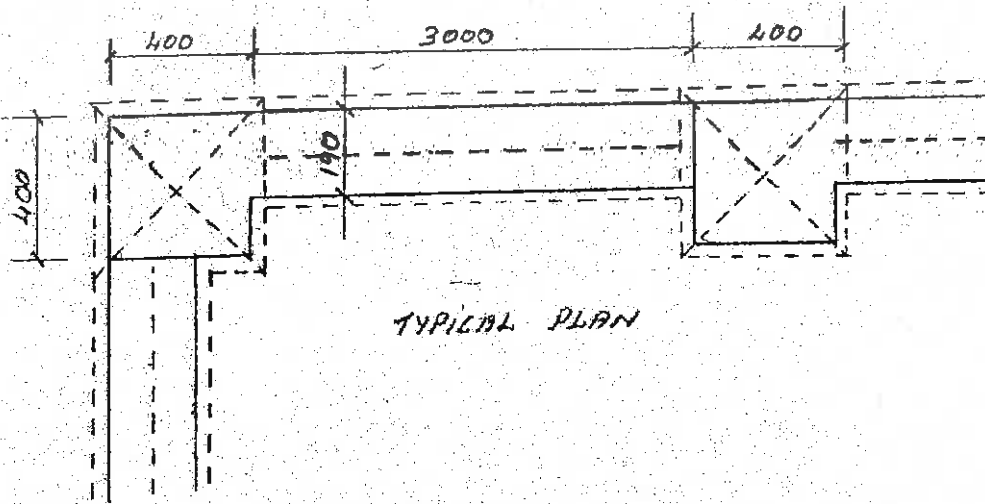
- a) Five hard copy sets drawn to Local Authority submission standard are to be submitted to the L.C.A. for scrutiny and written approval by the H.O.A. Once approved by the H.O.A. and stamped by the L.C.A. the owner/architect must pay the required building deposit/s to the H.O.A.'s Property Administrators. The plans will then be made available for submission to the Municipality for final approval by the Local Authority.
- b) Two sets of the plans approved by the Municipality must be forwarded to the H.O.A. (See Annexure D and Design Guideline Drawings 4.2 and 4.3).

OVERSTRAND MUNICIPALITY  
DEPARTMENT - TOWN PLANNING  
BLOEMFONTEIN

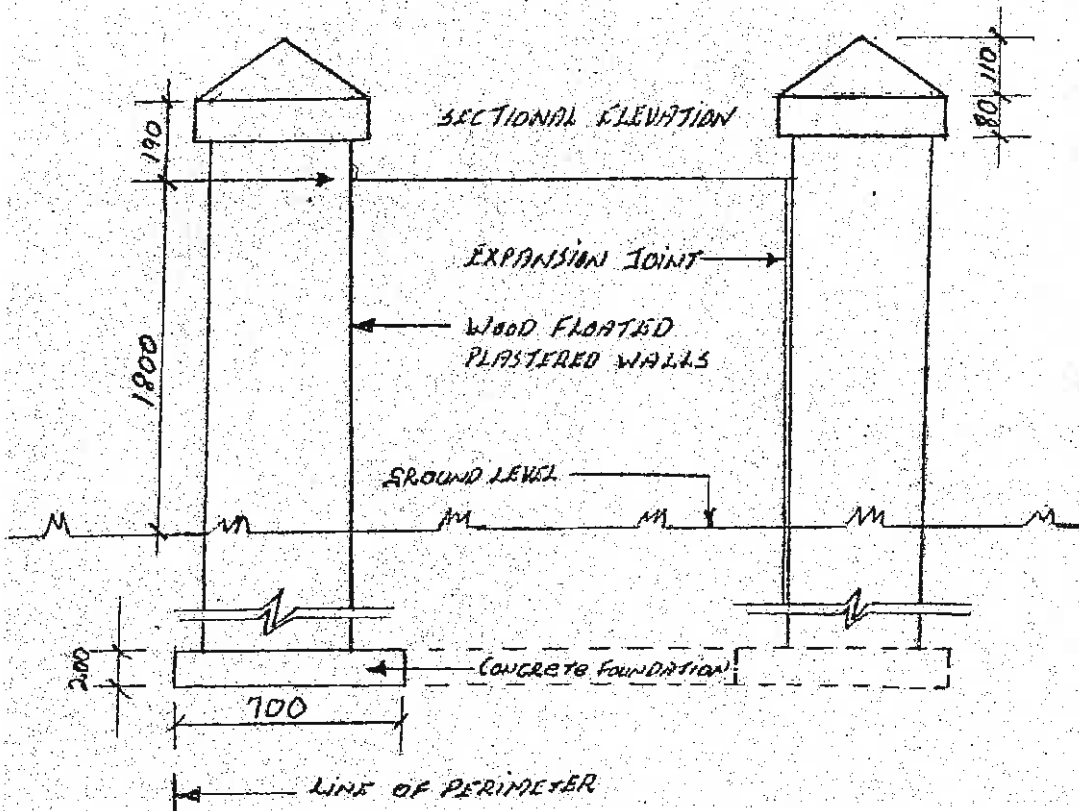


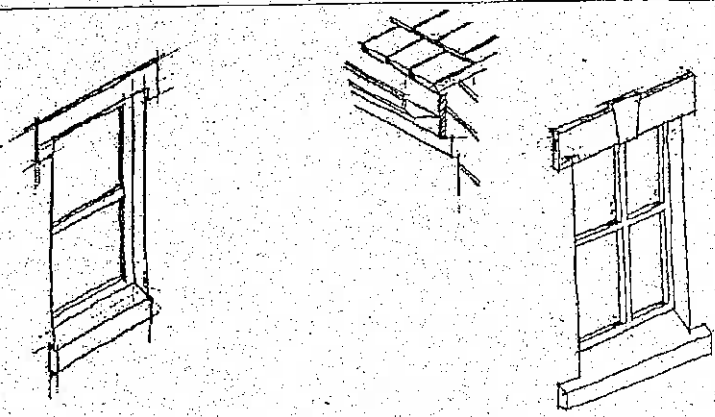
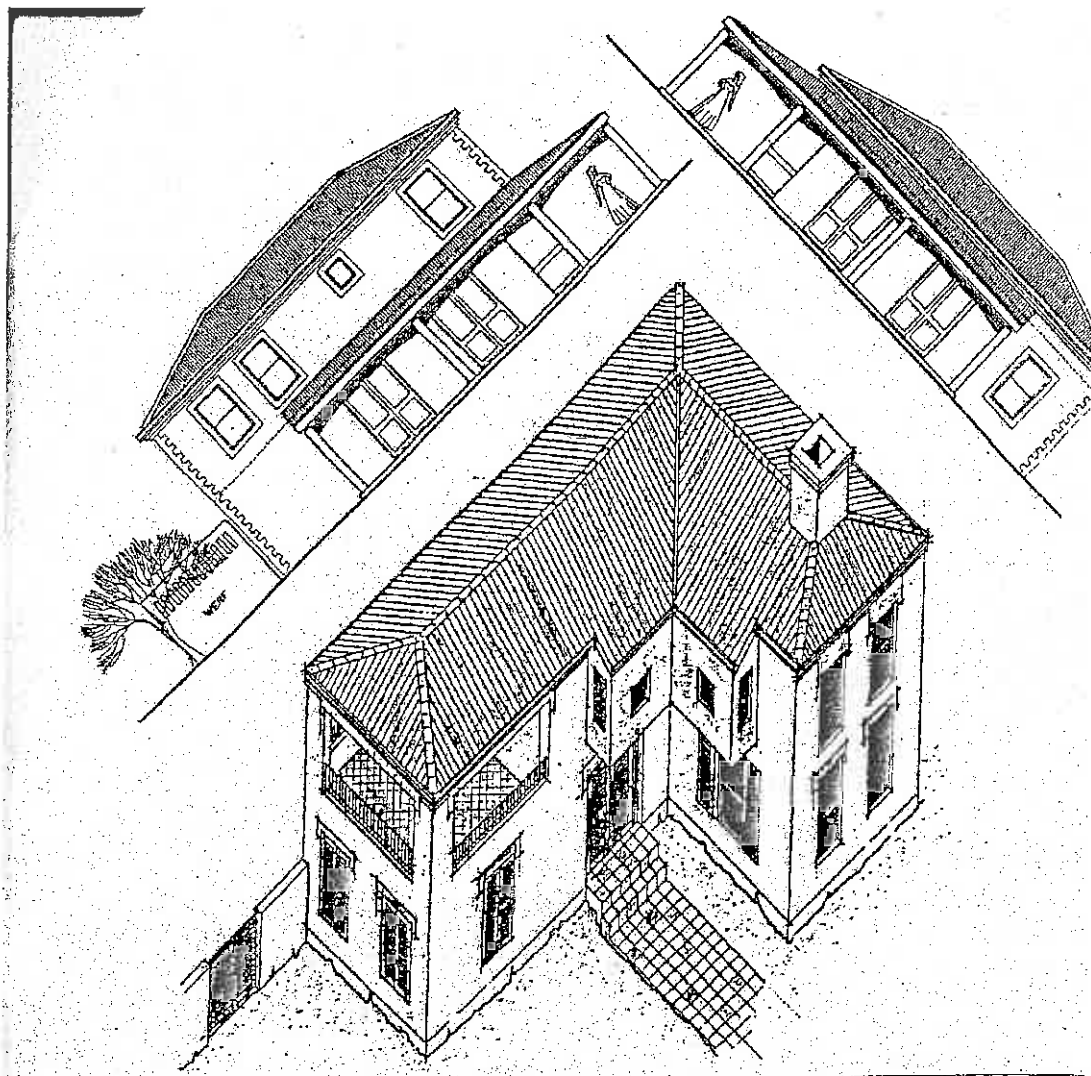
OVERSTRAND MUNICIPALITY  
DEPARTMENT : TOWN PLANNING  
P.O. BOX 20, HENRIK, 1220

BERSHOF ESTATE PERIMETER WALL



TYPICAL PLAN





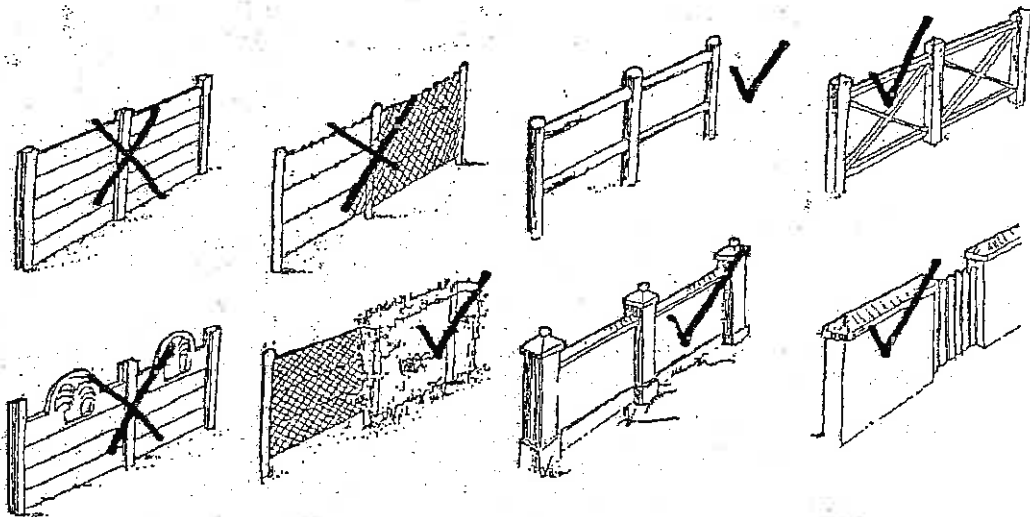
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DEPARTMENT : TOWN PLANNING  
P.O. BOX 20, HERRING, WEST 1290

## WALLS

- 4.2.1 External walls shall be smooth plastered with large clear areas.
- 4.2.2 Face brick or any colour and painted fair-faced brickwork is not permitted.
- 4.2.3 Plaster quoins will be permitted and may be in contrast to the wall colour, but may only be white.
- 4.2.4 All external walls shall be white painted except where the consultant architect's approval for pastel shades has been received. Samples must be submitted for approval. The architect's decision with respect to colours will be final.

## 4.3 SITE WALLS

- 4.3.1 Site walls shall be white painted, plastered brick or block work with a weathered plaster coping.



- 4.3.2 These pole fences or other wrought timber fences may be used if painted white or be tanalith treated.

## 5 COMMENCEMENT OF BUILDING:

At the 2014 AGM a unanimous Motion was carried by all present to include the following item into the Berghof Estates Architectural rules:

As of the 1 March 2014 all new plot owners must start building on their homes within two years of date of transfer. The building of the home must be completed within 12 months from the start of foundation. A penalty charge of R5000,00 per month will be levied if the building is not completed within three (3) years. The penalty will be charged from the third anniversary of the date of purchase.