

## STELLENDALE VILLAGE : ARCHITECTURAL GUIDELINES

### 1. Introduction

Stellendale Village (“STELLENDALE”) is an innovative, affordable security village which, when completed, will comprise approximately 1500 houses and apartments. The intention is to maintain the unique cohesive architectural character of STELLENDALE and these Architectural Guidelines (“GUIDE”) have been developed to exclude certain forms, finishes, material and colours.

Any proposed alterations/renovations and/or additions/extensions (“AMENDMENTS”) must be submitted to the Stellendale Village Home Owners Association (“SHOA”) in sketch plan form for consideration by the Stellendale Village Design Review Committee (“SVDRC”) for approval prior to the compilation of working drawings. Once approved, working drawings, incorporating any amendments required by SVDRC, must be submitted to SVDRC for final approval before submission to the City of Cape Town (“CoCT”);

The SVDRC will consist of one representative from the Managing Agents (“MA”), one trustee of the SHOA and an Architect (“ARCH”) nominated by the trustees of the SHOA;

SVDRC reserves the right to interpret this GUIDE and approve sketch plans and working drawings at its discretion. Where SVDRC permits any variations to the GUIDE these should not be regarded as a permanent amendment to the GUIDE;

The GUIDE is supplementary to the National Building Regulations (“NBR”) and the requirements of the CoCT. The GUIDE may be amended as and when required by the SVDRC;

All plans for any proposed AMENDMENTS must be compiled at the owners own expense by a registered Architect.

### 2. Outline Specification

The outline specification for each phase of the DEVELOPMENT will be the minimum specification to be maintained and applied to any alterations/renovations and/or additions/extensions to the property. This is applicable to roof, roof covering, fascia and barge, gutters and rainwater pipes, walls, woodwork, windows and doors, patio paving and boundary fencing/walling.

### 3. Building Envelope

The majority of properties in STELLENDALE will not be able to accommodate any additional structures as they already fill the permissible building envelope.

### 4. Plan Shapes

The existing STELLENDALE rectangular form is to be maintained ie no curved or triangulated structure forms will be permitted.

The existing STELLENDALE double pitched roof form is to be maintained ie no flat roofs will be permitted (other than for garages in accordance with the approved garage drawing and specification) and no roof penetrations ie dormer windows, glazed roof lights, roof windows will be permitted. Gable ends will only be permitted where the existing structure incorporates gable ends. Such gable walls will be solid, ie not glass or any other material, and will include parapet walls.

## 5. Detailing and Colour Schemes

The external detailing and colour schemes are to be maintained in accordance with the detail drawings and finishing schedules as issued from time to time by the Development Architects, currently Jacobs Wolters and Associates ("JWA"). This is applicable to roof, roof covering, fascia and barge, gutters and rainwater pipes, walls, woodwork, windows and doors, patio paving, boundary fencing/walling.

## 6. Fireplace & Braai Chimneys

Chimneys for fireplaces/braais are to be typical "Jetmaster" or equivalent steel flues painted black. Alternatively, built and plastered braais are to be in accordance with the approved standard braai drawing and specification.

## 7. Wall Materials

All external walls will be at least 250mm cavity wall construction finished with smooth wood floated plaster with window band, cill and plinth detailing to match existing. No other material and/or finish will be permitted;

Wall colours will be per paragraph 5 above.

## 8. Windows

All windows are to be aluminium to match the existing style, finish and colour;

No external burglar bars will be permitted. Internal burglar bars are to be in accordance with the approved standard burglar bar drawing and specification. No other design, material and/or finish will be permitted.

## 9. Doors

All doors are to be solid timber to match existing style, finish and colour. Where an aluminium sliding door is utilised, the finish and colour is to match the windows;

No "Trellidor" or other expanding metal security door will be permitted externally. External security gates are to be in accordance with the approved standard security gate drawing and specification. No other design, material and/or finish will be permitted.

## 10. Garages

Garages must be constructed and finished in accordance with the approved standard garage drawing and specification and finished to match existing;

Garage roofs must fall away from the street elevation so that the gutter is along the side furthest from the street boundary and where possible must not be visible from the street;

## 11. Awnings

External awnings will only be permitted if they comply with the minimum design specifications and approved colour/s.

## 12. Pergolas

Additional pergolas must be constructed in accordance with the approved standard pergola drawing and finished to match existing;

Covering of pergolas must be in accordance with the approved standard pergola drawing and specification.

13. Balustrading

No additional material of any description whatsoever may be affixed to existing balustrading and no changes may be made to the colour of same.

14. Balconies

Balconies, where applicable, may not be enclosed in any way whatsoever.

15. Boundary Walls, Fences and Gates

Existing boundary walls, fences and gates may not be altered, raised and/or removed unless such alteration forms part of a AMENDMENTS permissible in terms of the GUIDE. Any such alteration must match the existing boundary wall, fence and/or gate in terms of design, construction material, finish and colour.

16. Temporary Structures

No temporary structures of any shape, size or material will be permitted whatsoever.

17. Satellite Dishes, TV and Radio Aerials/Antennae

No external aerials/antennae other than the satellite dishes installed by the DEVELOPER will be permitted. Any additional aerials/antennae and/or dishes required must be installed within the roof space.

18. Air-Conditioning

Where installed, air-conditioning condenser units must be installed at ground level and may not be visible from the street.

19. Solar Water Heating

Solar water heating systems may be installed providing that only remote tank and solar panels will be permitted ie combined roof mounted tank and panel systems will not be permitted. Solar installations remain subject to approval of SVDRC.

20. Signage

No external signage, in particular "For Sale" and "To Let" signage, of any shape or form, other than permanent building and street signage installed by the developer, is permitted. Any such signage required may only be displayed from within the residential unit and is subject to approval of SVDRC.

21. Building Plan Submission

All proposed alterations/renovations and/or additions/extensions will be subject to scrutiny by SVDRC as per paragraph 1 above and in terms of paragraphs 2 to 19 above;

Minimum information required on sketch plans and working drawings:

- a. Site plan including building lines;
- b. North indicator;
- c. Roof plan;
- d. Floor plan;
- e. Elevations and sections;
- f. Driveway (if applicable) and hard landscaping;
- g. Drainage plan (if applicable);
- h. Specification and schedule of finishes;
- i. Position of external lights.