

OUTLINE

This document must be read in conjunction with the Pioneer Valley's Home Owner's Association's Standard Rules of Conduct.

The following represents the basic architectural guidelines as laid down by the Developer. These requirements are in addition to the Local Authority's regulations, which take precedence where applicable.

The Pioneer Valley's Home Owner's Association (HOA) reserves the right to make any addition or alteration to these standards that in its opinion are necessary to reserve the architectural style and character of the development, subject to the Local Authority's regulations.

Any future alteration will require an initial submission to the HOA and upon their approval, a further submission to the Local Authority for approval. All such building plans, for construction must be prepared by a registered architect, architectural technologist or structural engineer.

Each house constructed within the development will have been submitted to the Local Authority for approval and will have obtained an occupancy certificate, ahead of the keys been handed over to the new Owner.

ARCHITECTURAL INTENTIONS

The density of housing, the combination of private and public space, the interspersing of double storey houses amongst single storey houses and the development of a consistent streetscape are the guiding principles that have informed this development.

In varying the height of the houses, the setback of the houses from the street boundary, the width of the road reserve and the house types, an effort has been made to avoid monotony and to create a more diverse but, non the less cohesive streetscape.

No deviation from the aesthetics of the development will be allowed without the consent and approval of the HOA and subject to the Local Authority's approval.

PART A: ARCHITECTURAL MATERIALS AND FINISHES

EXTERNAL MATERIALS & FINISHES

1. SUB-STRUCTURE

- 1.1. Concrete footings, surfacebeds and all sub-structure to be as per the Structural Engineer's design.

2. PRECAST CONCRETE

- 2.1. Concrete staircases, first floor slabs and any further super structure to be as per the Structural Engineer's design.

3. WALLS

- 3.1 All walls to be constructed of SABS approved maxi or imperial bricks.
3.2 All external walls shall be cavity walls.
3.3 All internal walls shall be single brick or double brick skins.
3.4 All walls are to be plastered with one coat plaster, ahead of being painted with an undercoat and two finishing coats of an acrylic paint.

4. ROOFS

- 4.1 All timber roof structures are to be approved by a structural engineer and prepared for covering with concrete roof tiles, at the pitch indicated on the drawings and laid in accordance with the manufacturer's specifications.
4.2 All roof ridges to have complementary concrete ridge tiles.
4.3 Roofs to have eave overhangs, with closed eave soffits and rainwater goods fitted to painted fibre cement fascias.

5. WINDOWS AND DOORS

- 5.1 All windows to be white aluminum.
5.2 All windows to comply with N.B.R.'s ventilation and light requirements. All glass to comply with N.B.R.'s in terms of thickness and safety specifications.
5.3 All bathroom windows to have obscure glass.
5.4 All external timber doors and frames are to be painted white, complete with the necessary ironmongery and hardware.
5.5 Where doors are partially glazed, this glass is to comply with N.B.R.'s in terms of thickness and safety specifications.

6. MISCELLANEOUS

- 6.1 All common boundaries will receive an unpainted precast concrete wall, to the height as indicated on drawings.
6.2 All street boundary walls to be constructed with cement blocks to a height of 900mm above the ground, with full height (1800mm high) piers at the corners of the site and alongside the vehicular gate (where applicable). This masonry wall will be bagged and completed with a plaster moulding to the top and painted with an undercoat and two finishing coats of an acrylic paint. Fitted between piers, and above the 900mm high wall, is an epoxy coated steel palisade type fence. (courtyard houses excluded)
6.3 House number to be provided.
6.4 Recess in boundary wall provided as postbox.

PART B: MAINTENANCE

- 1.1 All houses are to be maintained by the Owner going forward.
- 1.2 Paintwork to all walls, facias, bargeboards, eave closers, gates and palisade should be addressed as required, to prevent neglect and degradation of the materials.
- 1.3 All timber doors to similarly be painted every few years to ensure the longevity.
- 1.4 All windows and glazing needs to be maintained.
- 1.5 All gulleys and gutters should be cleaned regularly.
- 1.6 All paving to driveways and around houses should be weeded regularly.
- 1.7 Owners will not allow or be allowed graffiti or painted decoration to external or boundary walls.
- 1.8 Should any building element be broken or dislodge, such as a rainwater pipe or gutter this is to be made good as required.
- 1.9 Should a home display evidence of neglect the HOA will address this with the owner.
- 1.10 A selected colour palette will be available for any owner should they choose to repaint their house.

PART C: ALTERATIONS & ADDITIONS

No alterations or additions to any houses will be permitted without prior application to the, and approval by the HOA followed by a building plan submission to City of Cape Town.

1. ALL BOUNDARY WALLS

1.1 No spikes, barbed- or razor wire or electrified fencing will be allowed on the top of boundary walls.

2. STREET BOUNDARY WALLS (excluding Courtyard houses)

2.1 No alteration to the wall would be allowed. At no point can the palisade fencing be removed, altered, or the masonry portions of the wall raised, the wall to remain as is.

3. COMMON BOUNDARY WALLS

3.1 These walls are unpainted precast and may be painted as per the HOA colour palette selection. Should an owner choose to paint these walls, they will need to maintain them accordingly.

3.2 No boundary wall may be raised higher than 1,8m.

3.3 If any such wall is changed to a masonry wall or to form the edge of a carport or garage, this will require consent from the HOA and neighbour, followed by a submission and approval from the City of Cape Town.

4. CARPORTS

4.1 Consent from the HOA, followed by a building plan submission and approval from the City of Cape Town is required.

4.2 Should the structure be supported by the house, the design and fixtures must be approved by a structural engineer or competent person.

4.3 The roof sheeting to such a structure must fall into a gutter along its one side and in turn this gutter must discharge the water down a rainwater down pipe and onto the paved driveway, in such a way as to shed the water towards the road. Such a gutter must not overhang a neighbouring property. Furthermore, it should not be fixed to the house, as this could cause internal damp in the future.

4.4 The height of any such carport must be below the eave height of the house in the case of the single storey house and below the horizontal plaster moulding in the case of the double storey houses. In turn the roof structure must always clear the heads of any of the houses' adjacent windows or doors.

4.5 **SINGLE STOREY DWELLINGS ONLY** - The carport cannot form a garage, i.e. it cannot be 100% enclosed on all 4 sides. It will require openings at the rear and to the sides, beyond the walls of the house or above the common boundary wall.

4.6 A typical drawing of an acceptable carport is attached as Annexure A

5. EXTENTIONS / ALTERATIONS

5.1 No alteration or extensions will be allowed to the street facing elevation of the dwelling.

5.2 Any extension must comply with the building line setbacks as set out by the Local Authority and no departures will be permitted in this regard.

5.3 No other floor area, other than the house and the carport/garage may be covered with a roof structure.

- 5.4 On the double storey units, where there is a double storey extension or alteration proposed, the highest point of the roof must be below the eaves of the main roof. In the case of a single storey extension or alteration proposal, the highest point of the roof must be below the horizontal plaster moulding, running around the house.
- 5.5 All new roofs hipped into the existing roof should be tiled with similar roof tiles. All other roofs can be painted metal roof sheeting or tiles, depending on the applicable gradient.
- 5.6 The extension is to have the necessary fascias and rainwater goods, to match those used on the main house.
- 5.7 Any roof must fall onto the property and not onto an adjacent property. It must have rainwater gutters and downpipes fitted as required and all water must be discharged into a landscaped area, or onto brick paving and shed away from the house. No gutters can overhang a neighbouring property.
- 5.8 All windows and doors to such an extension must match or complement those used in the main house, i.e. white aluminum windows with similar proportions and opening sections.
- 5.9 The walls to such extension must be painted to match the colour of the main house.
- 5.10 Semi-detached dwellings share one or more common (party) walls, consisting of two 90mm leaves and a 50mm cavity, with the neighbouring dwelling. Should the dwelling, or part thereof, be altered and/or demolished at any time in the future, the structural integrity of the common wall shall not be compromised as per the South African National Standard 10400-K: 2015 Edition 3.01 (or the applicable version at the time).

6. ANTENNAE & TELEVISION DISHES

- 6.1 Television, radio antennae and dishes and other such items will, as far as possible, be hidden from view from the street.