



ARCHITECTURAL BUILDING CONTROLS
AND
ARCHITECTURAL GUIDELINES
OUBAAI GOLF ESTATE DEVELOPMENT



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1. PURPOSE OF THIS DOCUMENT

Eddie da Silva, a seasoned architect with a wealth of experience, has been appointed the current controlling architect.

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The Oubaai Golf Estate Homeowners Association Constitution requires all Members to obtain the controlling architect's approval before commencing construction and making any significant changes to the external appearance of buildings, landscaping, and external features. The controlling architect shall always balance the project and individual owner's requirements with the environment.

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This document describes the conditions specified by the Oubaai Design Review Committee and will form the basis of the Oubaai residential development phase. It may be updated occasionally, using the results from the various development iterations to complete and improve the architectural design.

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For now, and until the end of the residential development phase, only this document's "latest version" will be valid to guide owners through the design, construction and maintenance phase. Any previous versions of this document will be invalid and will not be acknowledged for new designs. Houses already built should not be used as a precedent; the revised set of guidelines was created to address architectural inconsistency, inappropriate colour choices and lack of integrated landscape planning.

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These guidelines are intended to show the general spirit of the architecture proposed for the Oubaai Golf Estate residential development. All images portrayed in this document may not be copied or reproduced and remain the sole property of the original architects. These visuals are intended to show the spirit of the architecture proposed for Oubaai Development.

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The Design Review Committee and the Association's Trustees, who are dedicated to maintaining the architectural integrity of Oubaai, have a final and binding vote on architecture and aesthetics relating to Oubaai.

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The Design Review Committee, and the Association handle architectural controls for the community. This is to maintain the high standards governing the Oubaai Community, and it is essential to be aware of the Design Approval and maintenance process.

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2. CONTEXT OF THIS DOCUMENT

This document is a work in progress, and detail will be added or updated later when the Design Review Committee or Trustees feels necessary. Such updates will be versioned and published on our website, www.oubaaigolfestate.co.za, and all new submissions to the Design Review Committee must refer to the valid version.

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Should any provision of this development guideline be regarded as contrary to the National Building Regulations, then the National Building Regulations (SANS 10 400) take precedence.

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3. DEFINITIONS AND TERMS

Term	Description
Constitution	The Oubaai Homeowners Association Constitution
Development	As defined in the Constitution
Design Review Committee	As defined in the Constitution
Association	Oubaai Home Owners Association.
Environmentalism	Environmentalism appointed by the Association at the time.
Landscape Plan	The landscape plan is the design of the <u>residence</u> landscape master plan. It must indicate if the application is for new construction, revision of existing, removal of existing trees, planting new trees or relocating existing trees to be approved by environmentalists before and after implementation. Refer to the Landscape Architecture document.
Design Approval Process	The process of submitting architectural plans to the Design Review Committee for approval before construction may commence.
Building Contractor's Agreement and Code of Conduct	This <u>Agreement</u> governs the conduct of building contractors and/or building activity in the Oubaai Development and may be amended from time to time by the Trustees. The primary intent of this Agreement is to ensure that all construction activity is conducted with the minimum of inconvenience and disruption to residents. The Building <u>Contractor's</u> Agreement and Code of Conduct shall be binding on all Owners and Building Contractors in the Oubaai Development. <u>The Member shall ensure</u> that his Building Contractor complies with this Agreement and the relevant provisions of the Constitution, the Architectural Guidelines Controls and the Conduct Rules.
Property Maintenance Process	The upkeep of an <u>owner's</u> dwelling after construction <u>includes driveways, patios, gardens, and any other structural defect. Full-title and Sectional-Title Units</u> will be maintained in accordance with the Village Maintenance Policy and Guidelines.
Building Deadline Agreement.	The imposition of double levies <u>concerning</u> the PROPERTY shall cease upon <u>the OWNER's submission</u> to the Association of a duly signed <u>builder's Agreement</u> for <u>constructing</u> a dwelling on the PROPERTY. <u>Construction</u> has to commence (and be proceeded with diligently) within 30 (thirty) days of the date of signature of the <u>builder's</u> contract by both the OWNER and the builder mentioned therein.
Architect	A Design Review Committee appointed <u>architect</u> as nominated and appointed by the Association Trustees or <u>Owner's</u> appointed architect. All <u>construction or building alterations plans must be prepared by an architect</u> registered with the South African Council of Architects.
Owner or Member	The registered <u>owner</u> of a <u>property within the Oubaai Development</u> or a <u>Member</u> of the Association.
Good Standing	Member is not current with levies (including non-compliance levy) or has a debt <u>owed</u> to the Association.

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Dwelling or Building	A building or place of residence constructed in accordance with the Architectural Design Controls.
Improvement	Any building or structure of whatsoever nature constructed or erected on the <u>owner's</u> erf.
Local authority	The George Municipality.
Trustee(s)	As defined in the Constitution
Building Contractor	Building Contractor and its employees and/or sub-contractors and for any claim against the Building Contractor in terms hereof will include liability for any act or omission by any employee of the Building Contractor and/or its sub-contractor and/or any person acting on instructions of the Building Contractor in connection with the work to be undertaken by the Building Contractor, inclusive of persons <u>affecting the</u> delivery of materials to the building site. <u>The Building Contractor is responsible for informing</u> the above-mentioned <u>persons</u> of the contents and obligations regarding this Agreement.
Oubaai Colour Scheme	The range of colours permitted by the Design Review Committee. Some <u>are</u> accent colours only AND MAY NOT COVER MORE THAN 20% <u>of the paintable wall</u> SURFACE. "Feature walls" or blocked features may be painted in accent colours. The Design Review Committee may define "Feature walls" in their opinion.
Erf or Property	As defined in the Constitution
Applications	An application to review plans or issue <u>an</u> Aesthetic Compliance Certificate.
Aesthetic Compliance Certificate	Request to inspect new dwelling to issue <u>a</u> compliance certificate.
Words and expressions	Words and phrases used within and in the Constitution of Association shall have the meaning assigned to <u>them</u> in the Constitution.

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4. INTRODUCTION

Oubaai Golf Estate is a unique golfing residential development in the heart of the Garden Route. It is situated along a pristine coastline bordered by a beautiful valley and mountain views. The property is 245 ha and is located 12km SW of George Airport, East of Herold's Bay.

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The development has a well-defined welcoming entrance. Its beautiful village units are in harmony with the on-site Hotel, which surrounds a gym, restaurant, and retail facilities.

These are nine distinct regions, as shown on the site development plan.

- Mountain View** - 69 Stands (north-east of the village)
- Hilltop** - 91 Stands (located east of the village)
- The Brook** - 5 Stands (located south-east of the village)
- Aloe Hills** - 22 stands (located northeast of the clubhouse)
- Ocean Vista** - 63 stands (located south-east of village)
- Ocean Side** - 76 stands (located south-west of the clubhouse)
- Bay View** - 35 Stands (situated south of the clubhouse)
- The Cove** - 4 Stands (located south-east of the clubhouse)

In collaboration with the controlling Architects, the Association reserves the right to make additions and alterations to these guidelines, as and when needed, to create a harmonious atmosphere. Under the Design Approval Process, members must obtain the Homeowner's Association and the Design Review Committee's approval for any new dwellings or alterations to existing homes before submitting them for approval by the Local Authority.

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This process allows for continuity within the Association. Please anticipate your project by submitting plans for approval, as the Design Review Process may take up to thirty days, depending on the number of iterations. No work may commence until written authorisation from the Design Review Committee and the Homeowner's Association. The Association reserves the right to withhold the approval of plans or issue a compliance certificate if a member is not in good standing.

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The design approval for all buildings on the Oubaai Golf Estate uses a phased approach.

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All plans must clearly state;

- a. The Erf Number.
- b. The Members's details, including name and contact information.
- c. The architect's name, including name and contact information.
- d. Architect registration number.
- e. All drawings should be dated, and the Drawing Number and Revision should be indicated. The Design Review Committee automatically check previously submitted plans, and it can get confusing when Revisions are not updated.

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- a. **Phase 1**—It is suggested that a sketch or 3D plan be presented to the Design Review Committee before work plans are attempted. This will reduce the risk of changing costly designs. Should you be uncertain of your designs and ideas, we welcome you and your

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architect to attend the Design Review Committee meeting to personally present the first sketch plan. It can then assist with understanding the motivation behind the guidelines.

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b. **Phase 2** - Submit detail~~ed~~ work drawings/plans that will include but not limited to;

a. **Site plan indicating:** (Scale 1;200)

- i. ~~It must~~ show all ~~the~~ contours of the land. It is a requirement that the benchmark ~~and contours are shown in the drawings~~. The contours should be shown at 1m intervals.
- ii. Boundary lines of erf.
- iii. Building lines within boundaries.
- iv. Adjacent plots and buildings.
- v. Paved Areas.
- vi. Stormwater system.
- vii. Sewage lines
- viii. Landfalls.
- ix. Water and sewage connection.
- x. Utility hole construction.
- xi. Garden walls and gates.
- xii. Swimming pool, Jacuzzi, including location of pumps
- xiii. Gabion and retaining walls.
- xiv. Picket fence.

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b. **All floor plans** with detail~~ed~~ measurements of (Scale 1;100)

- i. Floor coverage with measurements (SQM)
- ii. Open or covered patio areas with sizes (SQM)
- iii. Yard coverage with measurements (SQM)
- iv. Erf size with measurements (SQM)
- v. Coverage (%)
- vi. Ratio schedule (%)
- vii. General Notes
- viii. SANS 10400 XA & 204 General specifications.
- ix. A clear indication of ~~where bins will be kept in the garbage disposal area~~. It should ensure ~~the house's privacy~~ is maintained while allowing for easy accessibility for removal.
- x. Notes;
 - All homes ~~at~~ Oubaai Golf Resort have been zoned for single residential use.
 - Guest houses ~~with~~ multiple occupancies are not permitted. No sub-letting within the house will be allowed.
 - No second kitchen is permitted.
 - All houses should have at least one garage.

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c. **Elevations (North, South, East and West)** of all floors with detail~~ed~~ measurements, including (Scale 1;100)

- i. Natural ground level and 8m height restriction.
- ii. ~~The colour of the dwelling should be from the Oubaai Colour Scheme. If Multiple colours are used, please indicate clearly on the different sections of the walls.~~

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- iii. Material types and use.
 - iv. Balustrades and chimneys.
 - v. The position of a satellite dish.
 - vi. Type of roof tiles or covering.
 - vii. Position and type of cladding.
 - viii. Type of windows and doors (same as window schedule)
 - ix. The location of air conditioners, heat- and swimming pool pumps.
- d. **Sections (North, South, East and West)** of all floors with detailed measurements, including;
- i. Natural ground level
 - ii. 8m height restriction.
 - iii. Foundation and floor constructions.
 - iv. Slabs and Roof structures.
 - v. Beam and column support.
 - vi. Wall constructions, including garden walls.
 - vii. Stair, window and door position, etc.
- e. **Stormwater management plan.**
- i. The position of catch pits.
 - ii. The location of a minimum of 110mm storm water pipes.
 - iii. Subsoil drains.
 - iv. Gutter boxes
- f. **Roof Plan** indicating; (Scale 1;100)
- i. Tile roofs and flat roof areas.
 - ii. Gutters and eave construction.
 - iii. Total roof area (SQM)
 - iv. Coverage (%)
- g. **Plumbing** indicating; (Scale 1;100)
- i. Plumbing notes.
 - ii. Indicate the location of geysers.
 - iii. Sewage outlay.
- h. **Picket fence, decks and pergolas** sections and floor sections. (Scale 1;50)
- i. Type of wood.
 - ii. Dimensions and position.
- i. **Landscape, paving and driveway.** (Scale 1;200)
- i. Type and location of plants.
 - ii. Grass type and areas.
 - iii. Position and type of trees.
 - iv. The location and capacity of the water tank.
 - v. The position of sprinkler control.
- j. **Window and Door Schedule.** (Scale 1;100)
- i. Type of Material
 - ii. Colour. (No Bronze allowed)

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iii. Size and quantities

- c. **Phase 3** – Submit payment for scrutiny fee based on the scale of the dwelling. (See rate table)
- d. **Phase 4** – Design Review Committee review s proposed plans and communicates s findings of discrepancies until plans are approved.
- e. **Phase 5** – The owner must submit Design Review Committee-approved plans to Local Authority for approval.
- f. **Phase 6** – The owner must apply and complete the Contractor's Code of Conduct and Building Deadline Agreement.
- g. **Phase 7** – The Building Contractor is to pay applicable deposits & fees before construction may start.
- h. **Phase 8** – Search and Rescue needs to be done on your erf before the commencement of building. Please advise the Home Owners Association at least five days in advance. We cannot do this as a general exercise on the entire Estate as plant life is frequently re-initiated by birdlife, wind pollination, etc.
- i. **Phase 9** – The Building Contractor must complete the dwelling within **15 months. Please Note:**
- Apply for any changes or additions to the structure during the construction that are not according to the approved plans, which must be approved before construction. An additional minimum scrutiny fee of R1000.00 is required or charged d as per the fee schedule. The Association reserves the right not to issue a compliance certificate if no plans are submitted.
 - An occupational Certificate is not being issued if the landscaping plan is not complete and approved by the Design Review Committee. **Failure to comply will result in non-compliance penalties.**
- j. **Phase 10** – The contractor must apply for an Aesthetic Compliance Certificate from the Hoa. The following certificates must be provided to obtain compliance;
- Roof Structural certificate from an engineer.
 - SANS compliance certificate
 - Electrical Certificate of Compliance
 - Plumbing/Sewage certificate.
 - Safety & Balustrade compliance certificate.
 - As-built Beacon certificate from the land surveyor.
 - Height Certificate from the land surveyor.
 - Structural Engineer certificate.
- k. **Phase 11** – The Association will contact the Local Authority for an Occupation Certificate inspection.

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As part of the construction process, the owner must submit a copy of the municipal-approved plans and the Building Contractor's Agreement and Code of Conduct. These documents are essential for ensuring compliance with regulatory standards and maintaining the integrity of the construction project.

It's important to note that no amendments are permitted once the Design Review Committee and the Municipality have approved the plans. It ensures consistency and adherence to the agreed-upon specifications throughout the construction process.

Before and during the construction or improvements phase, the Building Contractor shall ensure that a copy of the working drawings and plans regarding the dwelling and improvements as approved regarding the Architectural Design Controls are always on site. The building contractor's employees and sub-building contractors are also available for inspection by the Association or nominee during all working hours.

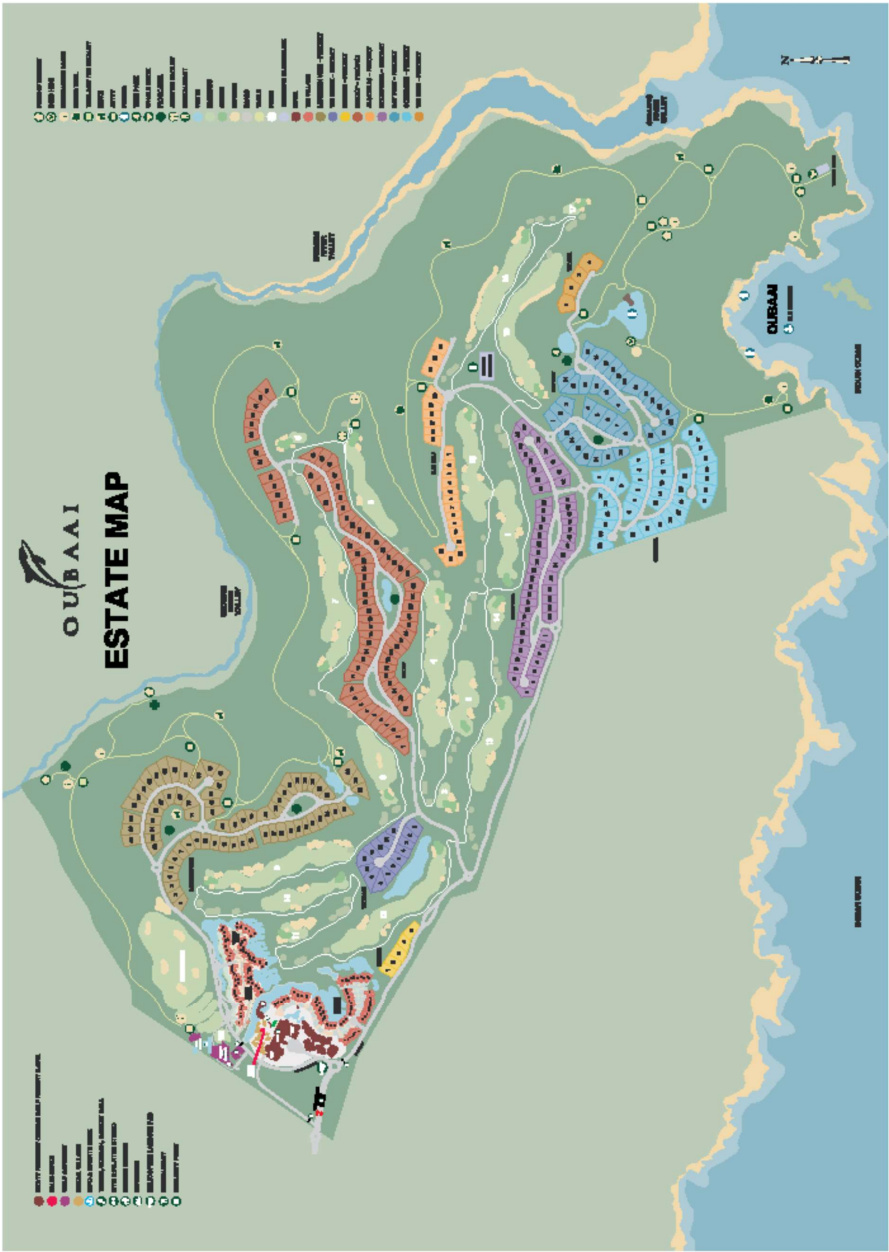
The Association shall have absolute control of the project during construction. If any deviations are cited, as outlined in the above particulars, the project shall be halted until these violations are corrected to the satisfaction of the Association.

Allow the Design Review Committee 15 days to review your application. However, most applications are handled in 7-10 business days. The Design Review Committee does not wait for monthly meetings to review requests.

Applications are distributed to Design Review Committee members on the same business day the Association office receives them. The architect must email all new applications to the estate manager or submitted via the website portal at www.oubaaigolfestate.co.za. The DRC will not accept any hard-copy applications or plans.

Incomplete requests are returned to the homeowner, delaying the review process. Please read the instructions carefully and provide detailed information. Homeowners who proceed without the approval of the Design Review Committee do so at their risk and run the possibility of non-compliance.

7. ESTATE LAYOUT



8. DEFINITION OF ARCHITECTURE

~~Single and double-storey dwellings characterise the feel.~~ The objective is to create a balanced feel, but each home can be unique, ~~and~~ have a sense of place. The goal is to use glass, timber screens, natural rock, ~~a~~ very simplified colour palette, ~~and~~ roof finishes to be restricted to a specified use of materials to add to the harmonious cohesion of the buildings. ~~A landscape plan that binds the dwelling to the environment is integral to the architecture.~~

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~~No external changes to Village units will be permitted unless the Design Review Committee approves. It will ensure a seamless integration of the existing architecture.~~

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~~Without the Association's consent, no temporary structures, roofs, canvas/plastic canopies, or roll-downs will be permitted in the Village Units or Estate.~~

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~~If the proposed design, materials or cladding do not conform to guidelines, the Design Review Committee may refer the matter to the Trustees for final decision.~~

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CONSTRUCTION

No heavy construction vehicles will be allowed in the Village Units. New concrete slabs will need to be poured by hand, or ~~the contractor must use small pumping equipment with a maximum total weight of six tons. Larger vehicles may need help fitting or navigating the tight spaces within the Village complex.~~

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9. LAND USE AND COVERAGE

~~A dwelling's footprint is defined as the ground floor or any other area of the superstructure and covered areas. Still, it excludes all open areas, terraces and porches, decks, concrete, and other rigid structures.~~

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Only one residence per erf is allowed. Footprint coverage is ~~50% on erf less than 1000m2 and 500m2 on erven larger than 1000m2. Paving and timber decks are not regarded as coverage. Minimum footprint coverage is 30%.~~

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- The first floor may not exceed 60% of ~~the~~ ground floor.
- The building may not be narrower than 10m.
- The erf diagram ~~indicates~~ the building lines, servitudes and extent to which the building may be located on the property.
- ~~Note that Hoa infrastructure may be on the property. The owner and the land surveyor must indicate this on the site plan.~~
- No building shall exceed two stories ~~above~~ the natural ground level at any point of the site (roof rooms included).
- Garages facing the street ~~in front of a house may not have a full second storey.~~ and a setback or overhang of ~~at least~~ 2m is required.
- To ensure ~~the building's integration~~ into the landscape, ~~the design~~ must preferably respond to the contours of the land. However, cut-outs ~~are~~ allowed.
- During the plan approval ~~process, architects must demonstrate that they have considered the privacy of adjoining properties by addressing potential overlooking issues.~~

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10. BUILDING LINES AND ACCESS

- a. The street building line is 5 meters if the garage faces the road or 4 meters if the garage faces the side boundary.
- b. The side building line is 2 meters from the erf boundaries.
- c. For an erf bordering a Golf Course, greenbelt, or open space parallel to the street, the building line is 4m from the erf boundary.
- d. The 4 m restriction is not required for any Erf that does not border a green belt area or the golf course.
- e. Yard walls may form part of side boundary lines.
- f. Swimming Pools must fall within the building lines.

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11. HEIGHT RESTRICTION

The building must step down with contours, or cutback may be allowed. Buildings must be constructed on different levels following the site's natural contours when built on slopes.

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- a. Finished floor levels may not exceed 1m on flat erven.
- b. The maximum height of the building may not exceed 8 meters, as measured across the height of the site, where the building meets NGL.

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12. BUILDING ELEMENTS

RETAINING WALLS

Wherever applicable, using gabion walls with natural rock is highly recommended to create entrances to sloping stands.

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- a. If Loffle-type retaining type walls are to be used, they have to be in increments of 1 m, which are stepped back, and platforms are to be planted.
- b. Small rock gabion walls may be used to create interest, or natural rock in gabions may be used to create different levels for landscaping if needed.
- c. Gabions may be used to support excavations and cutbacks. Detailed specifications, including an engineer's design, must be submitted as part of the Design Approval Process.

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WALLS

- a. Long walls are punched in/out with timber/copper/glass boxes or natural rock elements to break the scale, add, and create shadow lines.
- b. Stepping back on multi-level structures is highly recommended.
- c. All the walls must be plastered if not off-shutter concrete, or clad with feature material.

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- d. ~~No texture plaster (scratched plaster) is allowed unless small features are punched in/out.~~
- e. No coloured plaster bands or mouldings are allowed.
- f. Covered pergolas to long stretches may be used to create shadow lines.
- g. The use of off-shuttered concrete is recommended.
- h. No face-brick or bagging may be used on houses or any other part of the yard or boundary walls.
- i. Garden walls may not exceed 30% of any boundary. No garden wall may be erected on the golf course or green area boundary.

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FENESTRATION, DOORS AND LOUVRES

- a. All doors and windows must be either hardwood, aluminium or frameless.
- b. ~~An entire~~ window door schedule must be submitted during the Design Approval Process.
- c. Win-blocks are not permitted.
- d. Bay windows are not allowed.
- e. No cottage pane doors or windows are allowed.
- f. Burglar proofing, if required, shall be installed ~~inside~~ windows. ~~It should have a simple design~~ with the minimum visual impact from ~~the~~ outside.
- g. External louvre shutters are highly recommended to break the scale and mass of walls. ~~Shutters may be natural timber or aluminium.~~
- h. If aluminium ~~is used, it must be powder coated~~, and the ~~Design Review Committee must approve the intended colour~~. If not black, the colour must comply with shades of the Oubaai Colour Chart.
- i. Garage Doors must be ~~made of hardwood or colour~~-coated aluminium matching the Oubaai Colour Scheme.
- j. Window tinting is allowed, but if any signs of weathering are detected, ~~the Association may request that the owner~~ renew or remove the applied product.
- k. No Bronze colour aluminium ~~frames~~ will be permitted.
- l. Any changes to the approved door and window schedule must be submitted to ~~the~~ Design Review Committee for approval.

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ROOFS

~~Simple roof forms broken up and joined by flat roof links are mandatory.~~

- a. Floating mono-pitched roofs can be between 5 ~~and 7 degrees and only be Clip lock profile.~~
- b. ~~Double-pitched roofs can be between 17 – 37 degrees and can only be tiles or slate.~~
- c. ~~The slopes of mono-pitched roofs should match the~~ contours, not contradict them.
- d. ~~A flat roof is defined as a concrete slab covered with pebbles.~~
- e. Flat Roof slabs are mandatory. It may not be less than 30% ~~or~~ exceed 40% of the total roofed area.
- f. ~~Roof lights should be used as a pose for skylights.~~
- g. If skylights are used, they must not be visible.
- h. Any changes to ~~an~~ approved roof design must be ~~re~~submitted to ~~the~~ Design Review Committee for ~~final~~ approval.

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ROOF COVERINGS

- a. Natural copper, coated clip lock profile, natural slate, elite profile tiles, and flat concrete are allowed.
- b. Clip lock profile sheets may not exceed 7 degrees.
- c. No colour other than Dove Grey or Charcoal may be used on any roof cover.
- d. Apart from flat concrete slabs, all roof covers must be the same type and material.
- e. No clay tiles on any structure.
- f. Translucent sheets may only be installed on a pergola.
- g. No shade cloth may be used on any structure.
- h. No carports are allowed.
- i. With the consent of the Design Review Committee, retractable canvas awnings approved by the Committee will be permitted over verandas and terraces.
- j. No fixed or movable aluminium, plastic, or metallic awnings, screens, or coverings of any sort will be permitted unless the Design Review Committee approves them. Any proposed design must be submitted to the Design Review Committee before installation.
- k. Waterproofing on flat concrete roofs must be painted to match the colour of the roof or the building and covered with approved stone pebbles or landscaped features.

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GUTTERS, DOWN- AND SEWAGE VENTILATION PIPES

- a. All stormwater and subsoil drainage must be concealed.
- b. A stormwater management plan must form part of the design and be designed by an engineer.
- c. All sewage ventilation pipes must be concealed.
- d. All spouts must be stainless steel. No PVC spouts are acceptable.
- e. A storage water harvesting tank of a minimum of 5000L must be installed. Water tanks above ground may not be visible from neighbouring houses or properties.
- f. If tanks are not below ground or inside the building structure, all the sides and top should be concealed with natural materials like wood, etc.
- g. Only charcoal-coated aluminium WaterTite OGEE Gutters, 125mm x 85mm domestic OGEE, will be permitted in houses. Down Pipes must be rectangular and lead to the ground where possible.
- h. Galvanised square tubing downpipes may run in I-beam supports painted the same colour as a beam.

CHIMNEYS AND COWLS

The chimney design must scale with the rest of the building. See the chimney and Cowl Detail schedule.

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- a. Materials allowed are stainless steel or brick clad with natural stone.
- b. All chimney cowls must conform to the Oubaai schedule.
- c. A tapered chimney mass is recommended, but various expressions will be considered, provided that the cowl chimney projection is consistently approved.

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FENCES, SCREEN ELEMENTS AND HEDGES

- a. To enclose part of the garden, a 1.2m high wooden picket fence painted according to the Oubaai Colour Scheme, the same as the dwelling, may be erected.
- b. Fencing adjacent to the street or golf course must be planted with a continuous hedge on the outside abutting the fence.
- c. No prefabricated walling allowed.
- d. During the Design Approval Process, the architect must include detailed specifications of any fence must be specified and where such a fence will be installed on the property.
- e. No gates are allowed in the driveway. Gates may only be used to enclose courtyards.
- f. Washing lines must be enclosed and screened from neighbouring properties.
- g. Dustbins must be enclosed and screened from adjacent properties but accessible to Association staff to manage and take away bags.
- h. Garden walls and fences form an integral part of the architectural form of the Contemporary Coastal architecture style. The walls may be opaque for privacy or perforated to allow for air movement and light. The materials used are plaster, trimmed local stone, and metal. Surfaces are unassuming, occasionally broken by columns and iron gates.
- i. Due to the landscape setting, no continuous boundary wall will be allowed. A maximum wall length of 60% on each side boundary is approved, subject to Design Review Committee approval.
- j. Natural hedges or picket fences are recommended. Please see the picket fence guidelines.
- k. No unpainted Pine structures are allowed.

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EXTERNAL WOOD FLOORING AND DECKS.

- a. Wooden decks are allowed in Belau or Grappa. Treated Pine may be used as a substructure but may not be visible.
- b. All side openings must be closed to the ground. No openings may be visible.
- c. No wooden external staircases are allowed.
- d. Pergolas must be attached to the superstructure.
- e. Only wooden decks and pergolas may exceed the building line, but they may not exceed the property boundary.

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PAINT COLOURS AND WALL CLADDINGS

Paint with a texture is highly recommended, and only allowed within the Oubaai Colour Scheme range.

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- a. Only paint colours from the range are allowed. Please refer to the Oubaai Colour Scheme, particularly to accent colours.
- b. Only copper, timber, off-shutter, or natural dry rock may be used to clad walls, and no artificial rock or rock-like cement tiles will be allowed.
- c. Riven stone is allowed and must be grounded on the ground floor.
- d. At least one of the cladding elements must be used on the exterior to create a feature, for example, a chimney, or a fireplace.

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Any other type of wall covering must be approved by the Design Review Committee before implementation.

BALUSTRADES, BALCONIES & SUPPORTS

BALUSTRADES

- a. Glass and stainless-steel rods or pipes are allowed.
- b. No wooden, concrete, or wrought iron types will be allowed.
- c. Only horizontal or vertical slats are allowed.
- d. No cross or other patterns are allowed.
- e. Stainless steel cables and aluminium balustrades are not allowed.

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SUPPORT COLUMNS

- a. I-beams square Steel Beam plastered or square off-shutter columns are highly recommended.
- b. If a plastered column, only the plinths may be cladded with stone.

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CLOSED YARDS AND GATES

- a. The yard's walls must be a minimum of 1.8m and a maximum of 2,3m with gates of the same height to house gas bottles, bins, wash lines, and refuse containers, and neighbours must shade all services.
- b. Gas bottles, pool pumps, dustbins, washing lines, or hosepipe reels may not be in sight.
- c. Gates are to be made of galvanised metal and natural wood.
- d. Yards must be paved and a maximum of 25m2 in size only.
- e. Laundry is drying areas, and refuse bins must be completely enclosed with walls that complement the house's character. The walls must be high enough to provide the necessary screening.

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PERGOLAS

Covered pergolas to long stretches can be used to create shadow lines or define an outdoor space without constraining it. The Design Approval Process documentation must include a detailed plan and sections (1:20) for each pergola and/or deck.

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- a. Support Posts must be square or rectangular (double or single) and not less than 125mm x 125mm.
- b. Cross beams must be rectangular with enough support to prevent sagging.

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SWIMMING POOLS AND WATER FEATURES

All swimming pools and water features must conform with the National Building Regulations and bylaws.

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- a. Pools and water features may be on the secondary level if safe and enclosed.
- b. Any pool built from the ground must be made of bricks and reinforced concrete and finished with fibreglass or gunite.
- c. Pools must be enclosed with a fence and lockable gate.
- d. Pool and water feature backwashes must be connected to the stormwater system, not the sewage system.
- e. Pool pumps must be enclosed and screened by landscaping.
- f. Swimming pool backwash must be connected to the sewer system and not to stormwater draining pipes or discharged directly onto the roadways.

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SATELLITE DISH

- a. The colour of all aerials and satellite dishes must match the wall colour if installed against walls or if fibre DSTV connections are available from the Association.
- b. All cables to and from the dish must run directly into the building. No surface-mounted conduits are allowed.
- c. No antennas or dishes may be installed on lean or mono-pitch roofs.
- d. No antenna or dish may exceed the height of the roof.
- e. No Satellite Dishes or antennas may be installed on Village units without the consent of the Design Review Committee or Association management.

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PAVING, DRIVEWAYS AND RETAINING BLOCKS

OUBAAI COBBLE



Type	Oubaai-50	Oubaai-60	Oubaai-80
Dimension (L x B – mm)	200 x 100	200 x 100	200 x 100
Thickness (mm)	50	60	80
Colour	Spring Blend Charcoal Tan	Spring Blend Charcoal Tan	Spring Blend Charcoal Tan
Compressive Strength (Mpa)	25 or 35 or 45	25 or 35 or 45	25 or 35 or 45

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BEVEL



Type	Bevel	Pavers
Dimension (L x B – mm)	200 x 100	200 x 100
Thickness (mm)	50	60
Colour	Natural, Charcoal	Natural, Charcoal
Compressive Strength (Mpa)	25	25

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RECTANGULAR



Type	Rectangular Exposed	Rectangular Exposed	Rectangular Exposed	Rectangular Exposed
Dimension (L x B – mm)	200 x 100	220 x 110	220 x 180	200 x 150
Thickness (mm)	75	75	75	75
Compressive Strength (Mpa)	25	25	25	25
Colour	Natural Chocolate Charcoal	Natural Chocolate Charcoal	Natural Chocolate Charcoal	Natural Chocolate Charcoal

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- a. If another type of paver is used, a sample of the non-standard paver must be included with the Building Plan Approval documentation.
- c. The driveway entrance may be a maximum of 6m wide.

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Driveway

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MOBI CAST - RETAINING BLOCKS



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Type	140mm Block
Dimension (L x B – mm)	390 x 140
Thickness (mm)	190
Comp. Strength (Mpa)	3.5
Colour	Natural or Tan

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13. SOLAR PANELS, HEAT PUMPS, GEYSERS, AIR CONDITIONING, SPRINKLER SYSTEMS AND GENERATORS

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- a. Solar Panels must ~~be part of the design and incorporated in an aesthetically pleasing manner, and free-standing equipment is not allowed. Black hoses or pipes on roofs or any other part of the house may not~~ be allowed to heat water.
- b. Panels must be flush and follow the slope of the roof.
- c. Solar Tiles may be used but must be approved by the Design Review Committee ~~before~~ installation.
- d. No solar panel/geyser combinations may be installed on any roof.
- e. ~~No black or white conduits or other pipes may be~~ visible from neighbouring properties. ~~Conduits or pipes must be painted the same colour as the main dwelling.~~
- f. ~~If PV panels are placed on flat roofs, all brackets must be~~ enclosed by screens.
- g. The positioning of any air conditioners, generators and heat pumps must be indicated on plans and form part of the Building Plan Approval process. No unit may be visible from the road, golf course or neighbouring properties.
- i. ~~It is an essential requirement that a qualified electrician installs the PV panels and that the change-over equipment has~~ safety interlocks in place to ensure that no possibility exists for a ~~backfeed~~ into the Association's electrical network.
- j. ~~Once the installation is complete, an updated COC must be submitted to the Association for record-keeping.~~
- k. The guideline is not specific regarding the exact decibel level required other than that ~~it must comply with the local noise pollution bylaws, and anything below 65dB @ 7~~ metres in this regard is acceptable. However, ~~no new~~ generator installations are allowed, and all existing generators must be phased out by 31 December 2024.
- l. The ~~Association's~~ electrical engineer must approve any new or extended PV installation before the connection is commissioned.
- m. The Design Review Committee or the Home Owners Association reserve the right to adjust any PV installation guidelines, rules or rates to comply with the George Municipal Bylaws or National Regulatory Acts.
- n. The Board of Trustees may amend any Grid Tie with export conditions ~~occasionally~~.
- o. No external cylinder geysers may be visible from anywhere.

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14. TEMPORARY STRUCTURES

- a. No shaded carports. ~~Zozo Huts, or other huts or temporary structures are allowed.~~
- b. No translucent sheets over patios if ~~the edges are~~ visible from any other structure.
- c. No ~~loose~~-standing structure of any kind is allowed.
- d. ~~All~~ trailers, caravans and golf carts must be parked in the garage or paved area adjacent to the dwelling behind screen walls. ~~No trailer, caravan or golf cart may be parked in the open and may not be visible from the street or golf course view.~~

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15. EXTERNAL LIGHTING

- a. No bright lights on ~~the~~ outer façade.
- b. No floodlights ~~are~~ to be mounted anywhere on the property.

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- c. No lights are to be placed, so it can disturb neighbouring properties.
- d. Where possible, use LED lights and soft, warm lights.
- e. No illuminated signs will be permitted. The lettering on a house name or number signs may be at most 300mm in height.
- f. All signs other than house numbers must be submitted to the Design Review Committee for approval.

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16. LANDSCAPING

Garden appearance affects the property values of the Estate and the entire Community. Therefore, the landscaping shall reflect similar designs and plant materials. Street view shall be defined as that which faces the street.

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The Design Review Committee may amend these Landscaping Guidelines from time to time, as it deems appropriate. Landscaping is integral to architecture, creating a harmonious feel for street landscaping.

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The golf course is a links-type golf course. Still, on the residential sites, trees, fynbos and bushes are intended to be planted or landscaped to create a feel of a landscaped terrain, particularly in the accesses and entrances to each property.

Owners must submit landscaping plans as part of the Design Approval Process. All plans will be reviewed using a landscape plan. The Design Review Committee must approve all landscape designs and improvements before the beginning of construction or installation.

It is highly recommended that berms be constructed to some height. When planted, these will provide a sense of privacy to the homeowner and still visually create exciting areas, detracting from a flat, barren landscape.

It includes the installation of all trees, shrubs, ground covers (including turf) and hardscape materials.

- a. Lawn and garden ornaments, trellises, artificial plants, hose brackets and hanging baskets in street view are not permitted.
- b. Planting on the street must be maintained regularly and kept in good appearance.
- c. It is mandatory that, on the entrance sides (access to the property on the roadside), the entire length of the road side be landscaped to a minimum of 3 meters into the property, with a section to be bermed up and landscaped.
- d. The Design Review Committee will closely maintain the landscape policies: Any plant considered obnoxious or undesirable will not be allowed.
- e. A minimum of 5 trees must be planted on the property. Once the dwelling is completed, there is a minimum of 3 on the street view and others elsewhere on each new plot.
- f. Great care must be taken to keep the garden in good condition. Should plants die, the Design Review Committee will request the owner to replace such plants.
- g. The placement of berms, bushes, and trees ensures that no views are obstructed from neighbouring properties.
- h. All landscaping plans must include the proposed landscape material's type, height, and quantity.

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A landscape professional must draft plans.

This must be shown on a landscape plan before the Design Review Committee signs off on the home. The emphasis is on creating exciting verges with different heights and planting pockets of trees, tall bushes, and shrubs.

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PROPERTY MAINTENANCE PROCESS

Owners shall always maintain the exteriors of their houses, gardens, boundary walling or fencing, and the sidewalk between the curb and the road boundaries of their property to the satisfaction of the Association.

Freehold Houses on the Estate– The maintenance of a freehold house internally and externally, including all railings, gardens, fencing and roof, is the owner's responsibility and is therefore not considered in the Base Levy. Owners must maintain the interior and exterior of their houses and gardens to the high standard expected in the Estate. The Association may occasionally request that the owner undertake property maintenance to comply within a reasonable period.

- a. Suppose the deadline specified by the Association does not carry out the required maintenance. In that case, the Association shall be entitled to perform the maintenance, recover the costs from the owner, and/or be fined as set out in the "Schedule of Transgressions" in the Estate Rules.
- b. Should any Owner wish to repaint their house, they should ensure that the colour selected complies with the Design Review Committee guidelines. Prior approval regarding colour must be obtained from the Design Review Committee before painting commences.

15. LEGAL STATUS

The conditions for building activity are governed by a separate Building Contractor's Agreement and Code of Conduct, which the Owner, Contractor and Architect must sign. The Home Owners Association has the right to suspend any building activity in contravention of any of the conditions, and the Association accepts no liability for any losses sustained by the resident/homeowner as a result.

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