



**ARCHITECTURAL DESIGN GUIDELINES
FOR
THE ISLANDS ESTATE
BAYBRIDGE CANAL
I'BALI VILLAGE
MARINE ISLAND
OVAL VIEW**

REVISION 10
(January 2020)

STAND NUMBER	
OWNER'S DETAILS:	CELL:
	E-MAIL:
CONTRACTOR DETAILS	CELL:
	E-MAIL:

Note: Owner and Architect to initial each page and sign on final page

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A. DESIGN CONCEPT

The approval of plans submitted, is to the sole discretion of the HOA Aesthetics Committee. It is therefore strongly recommended that a concept be submitted to indicate the interpretations of the guidelines in the proposed design to be submitted.

The design should represent the feel of living and not the feel of a stereo type suburban house that is merely “made to fit” on an area that has a totally different character.

Typical “spec-house” or houses modified from styles like “Tuscan” et al will not be accepted

It is the responsibility of the designer to produce a project that reflect good design, sound architectural principals and aesthetic appeal becoming the character of the Islands Estate. The concept “Unity in diversity” will be supported if in accordance with the Islands theme.

The concept is based on the criteria of multiple small roof forms and detail with large eave overhangs, which could be supported by timber abutments from the walls, to establish deep shadow lines.

- Avoid large roof spans.
- Avoid large single roofs. Create roof scapes. Consider “breaking up” of large roofs.
- Give attention to roof edge detail.
- Pay attention to the treatment of elevations and the overall building’s aesthetics.
- Pay attention to the site development that should include for any site features, levels and relationship to features adjacent to the site e.g. the canal, green areas etc.

The roof, windows and other openings in the elevation are the most important elements in defining the character and these elements should receive special attention.

Glazed areas leading to outdoor living areas should be “softened” by using verandas or pergolas. This will further enhance the shadow effect and should be helpful with sun control.

These guidelines allow for a wide range of personal choice in the external appearance of buildings while assuring that the overall character of the development is identifiable by using certain unifying elements within the intended design concept; such as roof detail and material as well as the finish and colour of external walls. Landscaping parameters will also contribute to this objective.

These guidelines are only concerned with the external envelope of structures and buildings and development of the site.

All buildings must be designed within the architectural concept. These guidelines are to inform owners and architects of the design, building, landscaping and property maintenance requirements for the Estate. It further provides procedural information to be followed in order to obtain the necessary approvals of plans by the aesthetic committee and the approval for the building process of new buildings as well as alterations and additions to existing buildings.

Recommendations:

- Avoid large masses as building footprint and large single roofs.
- Consider the “breaking up” of large masses into smaller manageable masses/areas; i.e. atrium design
- Break up roof areas to comply with building form.
- Stepped facades to street and canal elevations can be achieved by setting back and/or extruding important key areas e.g. foyers, entrances etc.
- Make use of suitable verandas/ “skirts” to obtain deep shadow lines. Consider the use of abutments to obtain large overhangs. Avoid typical verandas style Victorian treatment and lean to roofs.
- Consider recess brickwork at approximate wall plate level and beam filling areas under roof eaves or horizontal “clear storey” window treatment between truss sprockets to promote horizontal shadow lines.

B. TOWN PLANNING REQUIREMENTS

1. DENSITY

Only one dwelling (house), for a single family, is permitted per site. A granny flat may be allowed as a second dwelling on the site, subject to paragraph 6.

Where two or more sites are consolidated, the new consolidation will be regarded as a single site and the above density will apply. A levy equal to the sum of the levies for both sites will be applicable to such sites.

2. MINIMUM SIZE

The minimum size of a house will be 250 m² measured over the external limit of the external walls. This includes garages, porches and servant quarters but excludes gazebos, verandas, pergolas, and car and boat ports.

A minimum footprint of 220 m² will be applicable on double storey houses.

3. COVERAGE

The maximum coverage is specified as the total footprint of all covered buildings on a site and will be calculated as a percentage of the total area of the site

The coverage of all buildings and structures shall not exceed 50% of the area of the erf on ground floor level and 25% on second or upper level, provided that the Local Authority may relax this condition on receipt of a written application from the owner and if approved, an approval letter from the Local Authority must be submitted together with the plans to the Aesthetics' Committee.

4. BUILDING LINE RESTRICTIONS

a. Building lines:

	GROUND FLOOR BUILDING LINES	FIRST FLOOR BUILDING LINES
Street	5 m	7m
Canal	5m	7m
Back	3m (Stands other than canal stands)	4,5m (Stands other than canal stands)
Sides	Aggregate of 5m with minimum 2m on one side	1,5m to be added to GFBL e.g. If GFBL=2m then FFBL=3.5m

Application for relaxation of a building line will be considered by the Aesthetic Committee. (Applications must be submitted timeously on the standard HOA application form)

Relaxations that will be considered are:

- Carports/Porte Cochère, Open entrance porch: Relaxation of street building line from 5m to 3m subject to a minimum distance of 5,5m from the road curb.
- Where sites are adjacent to more than one street or canal, the building line will apply to one side only; a relaxation will apply to the other sides at the sole discretion of the HOA.
- Fan shaped stands on the canal side: The canal building line could be relaxed for loose standing Gazebo's from 5m to 3m minimum.
- A single boat house will be allowed between the side boundary and building line as specified elsewhere.
- Sun Control: Relaxation for horizontal cantilevered elements (Ground Floor) will be considered not closer than 2m from the side boundaries and 3 m from canal and street boundaries.
- A chimney with maximum dimensions of 900mm x 1200mm will be allowed on the first floor on the canal side within the 5m building line as specified for ground floor.

a. Servitudes:

Decks: Only structures such as a timber deck and paving/textured concrete will be allowed in the canal servitude as per paragraph 17.

When constructing a timber deck, special care must be taken not to dig any holes closer than 2m from the canal wall. Sleeve pipes (2x 100mm dia.) must be installed underneath the timber deck or paving/textured concrete for the entire length of the structure not closer than 2m from the canal wall. The electrical cable for the canal bollards must be re-routed through the sleeve pipe at the owners cost. The HOA must be notified for an inspection of the cable joints before backfilling of trenches. The owner must give a written undertaking to indemnify the HOA from any liability should maintenance be required in the registered servitude.

Boundary fences: An approved fence of maximum 1,2m high will be allowed to be erected from the boundary to the canal's edge on the following conditions:

- The fence must follow the canal alignment right next to the canal coping (Fence foundation depth not to be more than 300mm measured from top of canal coping.)
- The servitude remains the property of the HOA

b. Privacy:

The Aesthetic Committee will be sensitive towards balconies on the southern elevations and in most cases it will not be allowed. Windows on southern elevation (first floor) must be fitted with obscured glass.

5. HEIGHT RESTRICTION

Only 2 storeys, ground floor plus first floor, will be permitted. This excludes lofts and basements.
Maximum building height:

- Minimum height of ground floor level above natural ground level to be 0.170 m
- Maximum height of ground floor level above natural ground level to be 0.510 m
- Maximum height measured from the highest point from natural ground level, directly adjacent to the building envelope, to top of roof apex to be 9.000 m

Relaxation of this rule will only be granted if, in the discretion of the aesthetic committee, this rule cannot be applied due to the contours / site level conditions. Planted terraces must then be formed, not exceeding 1200 mm in height and of an approved width, to form a new ground level for the purposes of this rule.

6. SECOND DWELLING (GRANNY FLAT)

This clause must be read with paragraph B1

Only one dwelling per property is permitted. A granny flat may only be approved under the following conditions:

The floor area may not exceed 100 m² or be more than 25% of the floor area of the main house. The maximum allowable coverage (house + granny flat) must still conform to the maximum coverage as in Clause B3.

All other guidelines and rules, as for the main dwelling, apply to the granny flat. The granny flat must reflect the same design concept and detail as the main house in all respects; this will include materials and colours used in the original main dwelling.

The granny flat must form part of the main dwelling. It may be linked to the main dwelling but such link may not exceed 2 400mm in length unless the link forms part of a living area. The granny flat may not be a separate building.

A kitchen will be allowed.

The granny flat may not be built before the main dwelling has been completed or if it impedes reasonable building access to the rest of the property. It may be built at the same time as the main dwelling only if both entities will be completed at the same time. Approval of this application is at the discretion of the Aesthetic Committee in conjunction with the Estate Management.

7. SITE BOUNDARY IDENTIFICATION

Prior to the start of construction the owner must obtain a Beacon Certificate from the appointed land surveyors. They will visit the site to point out the correct boundary pegs and issue a certificate to this effect. These pegs must be pointed out to the building contractor who must certify that he has received the position of the beacons. It remains the contractor's responsibility to correctly set out all buildings or structures in accordance with the beacons and boundary pegs. The position of a boat port, (where permitted along a

boundary), must be certified by a Land Surveyor.

8. CHANGE OF SITE IDENTITY

A site may not, under any circumstances, be subdivided, re zoned or used for any other purpose. A sectional title may not be registered on the site.

C. SITE WORKS

1. Ground levels/FFL

Natural ground level will be considered the existing levels as determined by the contour plan including the slopes alongside the canals and bridges.

No excavation or filling that may alter the natural ground levels may be undertaken without the written approval of the aesthetic committee. Any excavated earth must be removed from the estate property and dumped elsewhere, unless otherwise requested by the Estate Management.

Natural ground levels and previously modified ground levels may be altered to include "cut and fill" in lieu of high embankments at canal level. Detailed sections of the proposed new ground levels must be submitted for approval. Attention to be given to side boundary edges and adjoining sites. Removal of topsoil to the building envelope is to be spoiled on site and re used for gardening purposes.

All proposed foundations must be designed and certified by a Structural Engineer and in accordance with the NHBRC.

Finished floor levels must be shown on plans, elevations and sections relative to the canal coping and/or street curb. A longitudinal section of the actual ground levels must also be shown on the plans.

2. Storm water and rain water management

Care should be taken to channel surface runoff water in such a way as to avoid concentration thereof against the canal wall. Ideally, runoff water should flow over the coping without any water seeping through into the vertical membrane against the wall.

3. Vlei area

For stands in certain limited areas the eco-belt may be altered or covered by structures. If permitted, this will be shown on the general plan for the particular site. Where this is permitted, the area must be reinstated to protect the edge of the waterway or vlei area. Rehabilitation must be done in an eco-friendly and natural manner to the edges and immediate vicinity of these areas.

Where this is done or where structures are to be provided in these areas, the foundations and the sub-structure must be designed by a registered structural engineer.

4. Rain water tanks

Rainwater tanks of an approved design may be used only if they are totally screened from view.

5. Boundary walls and fences

Boundary walls to be finished on both sides to the satisfaction of the HOA. No fence or wall may extend over any property boundary except as per paragraph B4

All boundary walls and fences are subject to approval by the aesthetic committee. The following finishes are not permitted on any boundaries:

- Prefabricated concrete walling, split poles, steel palisade fencing, electric fencing, razor wire or security spikes, sculptures on top of walls, imitation stone cladding or plasterwork, paint "effects" to plastered walls, diamond mesh fencing
- All gates are to have a general master key or fitted with a latch, for access for irrigation, landscape maintenance and refuse collection.

- On canals, roads or parkland and parallel to this, fences are discouraged. If for reasons of privacy (to screen a swimming pool) it is desired to provide a visually impenetrable barrier between the house and the park, road or the canals, such barrier shall be achieved by means of planting of trees and shrubs. (Trees not to be closer than 3m from canal wall). For practical needs, a 1,2m high fence/wall is permitted. A fence/wall of 1,8m high and not exceeding 60% of the applicable boundary line in length will also be allowed.
 - No security spikes or razor wire and electric shock wires, above or below ground, or any similar devices shall be permitted on houses or house fences.
 - Fencing and walls on boundaries to be the minimum if at all, to enhance the flow of open space. Where fencing and/or walls are required the following will apply:
 - Canal and Street fencing: To be approved open type grille or plant material type fencing to HOA approval and max 1.200 m high measured from natural ground level. Solid walls on these boundaries may be a maximum of 1.200 m high with open type grill on top to a maximum height of 1,800 m measured from natural ground level. Elevations and detail to be submitted for approval.
 - Canal boundary: Where the canal level is lower than the average site level, a retaining wall may be provided to engineer's detail, on the site boundary but not closer than 2.00 m from the canal wall (measured from the outside edge of the coping) to a maximum height of 1.200 m measured from canal kerb level. An approved open type fence, maximum 1.200 m high may be provided on top of the retaining wall.
 - Canal servitude: An approved fence of maximum 1,2m high may be erected in the canal servitude on the following conditions:
 - ✓ The fence must follow the canal alignment right next to the canal coping (Fence foundation depth not to be more than 300mm measured from top of canal coping).
 - ✓ The servitude remains the property of the HOA.
 - ✓ No structures / attachments etc. other than an approved ladder are allowed on the canal walls.
 - ✓ Plans for proposed fences to be submitted to the HOA before any work commence.
 - Retaining wall systems suitable for plants may be used in lieu of a brick/concrete wall. Preference will be given to this option.
 - Where homeowners elect not to have a fence on the canal side, they will be allowed to provide a fence on both side boundaries between the canal and the site boundary line. The fence must be maximum 1.200 m high and may not be a solid wall. The fence will be as per HOA sample and be maintained by the homeowner.
 - "Clearvu" fencing will be allowed.
6. Street boundary:
It is not compulsory to erect a fence on the street boundary unless the owner is desirous to keep pets (such as dogs). Where any swimming pool or water feature is provided on a property, the property must then be screened in another approved manner in accordance with SANS 10400-2011 (Public Safety) if no street boundary fence is provided. If a fence is provided, it must comply with paragraph C5
7. Side boundaries:
If provided, maximum 1,8m high between buildings lines from unfinished floor level of the building with the exception of a boat port. The maximum height of side boundary walls between the boundary and building line must not exceed 1,2m.
8. Back boundary: (Excluding sites facing canals and water ways)
If provided, maximum 1,8m high from unfinished floor level of the building.
9. Driveways, paving and parking
Area across the sidewalk must be in an approved clay brick or cobblestone finish and must follow the contour of the existing sidewalk. Two 110 mm PVC sleeves must be provided under the paving in a position as specified by the Estate Management to a minimum depth of 450 mm. Parking space for visitor's cars must be provided on site.
- Excessive large hard surface areas must be avoided. For any driveway wider than 6.0 m, landscaping

must be introduced to break up the large expanses of paving. Material and colour to be in accordance with approved samples.

- Grass blocks or stepping-stones may be used in lieu of paving bricks.
- Layout of all paving and hard surfaces must be indicated on plan.
- Permanent parking of trailers, boats and caravans, must be screened from the street. This excludes boats moored on the canals in the mooring facilities provided.

10. Garages/Car- and Boat ports

Garages / built up car ports must form an integral part of the design and detail of the main building.

- Loose standing garages, service buildings and covered carports are encouraged to reduce large awkward building masses and roofs.
- Garages may not be provided between the boundary and the building line.
- No "carport structure" or lean to carports will be allowed. The aesthetic committee has the sole discretion to approve loose standing buildings to ensure design unity and to avoid "ad hoc" configurations.

A single boat port will be allowed for the exclusive use of storing a boat. This boat port may be provided within the side building lines. The entrance must be screened from the road by semi solid / solid gates / or to match garage doors.

- The top of the boat port structure must either be a flat concrete roof (covered with 16mm aggregate (brown) or open horizontal wooden beams (may be covered with shade covering with an earthy colour with no stripes/patterns).
- One side of the boat port must be a communal wall to the main building.
- The length of the boat port may not exceed 12m and may not be wider than 4.0 m.
- It must be an integral part of the building(s) and must be in proportion thereto. The structure of the boat port must be finished to match the main building.
- The height must not exceed 4,5m.
- The maximum fence / wall height in accordance with paragraph C7 must be observed to the applicable side boundary. No portion of the structure may overhang the property boundary.

11. Yards

All sites must have a designated yard area.

- A yard must be positioned in such a way as to conceal wash lines, dustbins, kennels etc.
- Walls have to match the main building in character, material and colour.
- Walls to be a maximum of 1.8 m high, measured from natural ground level or new terrace level where applicable.
- An entrance gate to a yard must be of semi solid / solid type in lieu of open palisade type.
- Gates or access to the yard must be screened or concealed from the street and canal where applicable.

12. Domestic Staff Quarters

Staff Quarters must form an integral part of the main building and should be positioned so as not to negatively affect neighbours. They are included in the coverage and floor area calculations. If a kitchen is provided, the staff quarters are considered the second dwelling and no granny flat will be allowed.

13. Swimming pools and spas

All pools must comply with SANS 10400-2011 (Public Safety)

- Pools surround to be approved paving or timber deck.
- The pool level may not be raised more than 300 mm above the adjacent ground level.
- Terraces may be formed around pools but then not exceeding 450 mm in height and may not be less than 1.0 m wide.
- The pump and filter installation must be screened from the street and neighbours and may not negatively affect the neighbours regarding noise levels or sight.
- The proposed pool and installation must be shown in section and plan for approval by the aesthetic committee.
- Pools may not be discharged directly into any canal or water feature or any other public area outside the site where the pool is situated.

- The swimming pool backwash or wastewater must be discharged into the house private sewer drain.
14. Signage
No letter boxes are permitted.
No stand numbers or house names shall be displayed other than the approved street numbers. Refer to diagram 3
15. External lighting
In general, the light selection criteria should be that light sources should not disturb neighbours or traffic. Light pollution is a sensitive environmental issue, and must be reasonably controlled, particularly in this rural setting.
- Lights on outside walls should not be bright and shining towards the waterways, streets or neighbours. They should shine downward or be of the wall sconce type.
 - Floodlights will not be permitted.
 - All external light fittings and colours must be approved.
 - Garden and feature lighting shall be at the discretion of the HOA, and flood lighting only permitted in controlled circumstances that will not affect neighbors' or the Estate.
16. Communication Services
Telephone and security intercom connections will be provided from the Estate Entrance Gate to each property boundary. Owners must provide appropriate 50 mm conduits from the boundary supply points to the house at a minimum of 450 mm below ground level.
17. Structures other than houses and outbuildings
Verandas, pergolas, gazebos, balconies, cantilevered structures, external staircases or structures higher than 300mm are in general considered to be part of the building structures and must be within the building lines. The only exception being a boat storage pergola as discussed elsewhere. Verandas, pergolas, gazebos, external staircases and porches must match the design concept, materials and colours of the main structure. No ornate decoration (e.g. broekie lace or Victorian-type fretwork) will be allowed. No fluted or "classic style" columns will be allowed. Veranda or deck support posts may be timber, metal, pre-cast concrete or masonry piers.
- A porch is defined as a roofed structure with at least one side being a communal wall to the main structure and supported on the other sides by columns. The roof may be a flat concrete roof or pitched to match the roof of the main building. The use of louvered shutters will be permitted. A porch may not be enclosed on all sides. At least one side must be open.
- A pergola is defined as a unroofed structure and, except for beams, it must be open to the sky. This does not apply to the boat pergola as described elsewhere.
- A "canopy" over a door may only be supported on one side. The maximum horizontal dimension, from the wall may not exceed 900mm. Canopy structure to be similar to house elements.
- A gazebo is defined as a garden structure or pavilion with a roof. It must be free standing and open sided. The maximum footprint is 20m² with a maximum floor to wall plate height of 2.460m. An open style balustrade and railing, not exceeding 1.000m in height will be allowed.
- Decks higher than 500mm above natural ground level will only be considered if not intrusive to neighbours. A 50mm screed must be laid under any timber deck to prevent weed growth and direct rainwater. Deck plans must first be approved of by the HOA.
- A timber deck or paving/textured concrete from the site boundary to the jetty or edge of canal, will be allowed at all waterfront properties to a maximum of two thirds of the length of the canal boundary. This may not be widened or extended over the canal edge. The water edge or canal edge may not be built upon or altered in any way. The timber deck must be maintained by the owner, failing which, the Estate management reserves the right to effect the necessary maintenance. Such costs will be payable by the owner and will be added to his monthly levy account.
- Temporary or permanent structures including but not limited to huts, tents, shade canopies, pre-fabricated timber or steel structures or storerooms will not be permitted.

Dog kennels, where provided, must be accommodated within the yard area.

18. Boreholes

Under no circumstances will the sinking of boreholes be allowed on any property.

19. Geotechnical

As part of the original township application by the developer, a Geotechnical Report was provided to Council. Further geotechnical studies have also been done during the course of The Islands' development. The Developer has done these investigations for his own purposes, and makes the summary of these reports available to the HOA and owners, with the understanding that this information is passed on in goodwill, without responsibility or liability of this information being attached to the Developer. It is incumbent on the owner's appointed structural engineer to undertake his own geotechnical investigation and satisfy himself that the foundations, pilings and/or any other engineering requirements are to his design specifications and satisfaction. No liability can be accepted by the Developer or the HOA whatsoever. A site plan is available at the Estate Office for general information regarding indicative raft foundation and piling foundation requirements.

20. Structural Engineering

The HOA requires, of every building, that a Structural Engineer's Certificate be provided for the foundations and appropriate superstructure. Plans, drawings and detailed specifications may be required. All to comply with NHBRC requirements. The responsibility of the design and installation of foundations and relevant structures lies entirely with the appointed structural engineer and/ or architect.

Trenches and loadbearing foundations will not be allowed closer than 3m from the canal wall. A cantilever design will be applicable where the house structure is closer than 3m from the canal

A four (4) meter servitude in favour of the HOA is registered for all stands with quays.

21. Piling Guarantees

Where pile foundations are required, the appropriate compliance certificates must be provided in addition to the other required engineer's certificates.

22. Electrical Connection / Supply

Owners to take note that the electrical distribution network belongs to the Tshwane Council and that any queries regarding connection fees, power cuts, accounts etc must be referred to their call centre (012) 339-9111 or contact details on account slip.

All the stands are serviced with 3-phase connection points.

23. Water Supply and Sewer Plant

Owners and building contractors are to be aware that both the water treatment and sewer treatment plants are situated adjacent to The Islands Estate, privately owned and operated by the HOA. These bulk services are not provided for by the Local Authority.

Any abuse of the plants, the wastage of water, the ingress of storm water into the sewer drainage system, the ingress of grease and chemicals into the sewer drainage system, apart from the swimming pool backwash, all have a direct bearing on the efficiency and performance of these operations, and therefore have a direct impact onto the operating costs of the HOA. Owners and especially contractors will not be permitted to abuse the systems. Biodegradable domestic cleaning agents **must** be used to ensure the effective working of the sewer treatment plant.

D. DESIGN REQUIREMENTS

1. Scale and proportions

It is the intention that the Island architecture is in relation to the human scale and in harmonious proportion with adjoining buildings and site features. Avoid unnecessarily large building forms. The size, proportion and placement of buildings are important.

2. Building form

Maximum width under a veranda must not exceed 2/3 of the width of the adjacent gable. Tri-angular building forms are not recommended due to the roof forms. No "A" framed structures will be allowed.

3. Basements / Cellars

A non-habitable basement, below ground floor level will be considered if it does not exceed a maximum floor area of 100 m² (including stairways and normal access) and not more than one external entrance (not exceeding 900 mm in width). Any windows, door or other openings must be screened from view from the street. Adequate construction details must be provided for drainage of surface and ground water. This area will not be included in the floor area or coverage calculation. The basement may not be used for parking of motor vehicles. If used as a habitable room or garage area, it will be included in the calculation of height restrictions and will be defined as the ground floor of the house.

4. Lofts

A loft is considered a storey if the sidewalls, (excluding gable walls), extend more than 720 mm above the floor level. In this case, the floor area would be included in the floor area calculation as well as the coverage. The loft will then represent the second storey of the house

5. Cantilevered construction

This will be at the discretion of the aesthetic committee. It may not intrude in the area between the building line and site boundary with the exception of sun control elements.(See Building Line Relaxations)

6. Canopies and Awnings

Canopies and awnings must form an integral part of the design and should not be applied as "loose" elements. Semi-permanent sun control elements such as canvas tension structures from "COOLSHADE" or similar approved manufactures will be considered by the Aesthetic Committee. Colour of canvas tension structures must blend in with house. Photos and sketches showing the position must be submitted to the HOA for approval before installation commence. (Shade-net will not be allowed.)Pre-manufactured adjustable louvre awnings from "SUNTEK" or similar approved manufacturer will be considered by the Aesthetic Committee. Colour to match the house.Detail must be submitted for approval.

7. Roofs

Roof forms and types:

Accepted:

- Preference must be given to predominantly pitched roofs.
- Pitched roofs with interlinking flat concrete slabs are the preferred roof type associated with Islands Style houses.
- Multilevel flat concrete roofs will be allowed.
- Pre-coloured (Colour and profile to be approved by the HOA) metal roofs will be allowed with a minimum pitch of 8° with overhangs. Avoid large single roofs. Create roof scapes. Consider "breaking up" of large roofs.

Not Accepted:

- Predominant parapet gables
- Thatch roofs
- Single flat roofs

Materials and pitches

Materials:

- Cement / Clay tiles
- Slate
- Pre-coloured metal
- Under-lays to tiled roofs and insulation to SANS 10400 XA and 204

Pitches: The minimum roof pitch (excluding concrete roofs) is 8 degrees.

Overhangs and eaves

- A minimum of 600 mm overhang measured from the top outside of wall must be provided.
- Abutments from the walls could be provided as lateral supports to eaves.
- Eaves may have a different pitch to the main roof but then only one different pitch will be allowed and it must be the lesser of the two pitches.
- Pergola effects may be created in the eaves areas above windows. These must however be in the same plane as the rest of the eaves and of the same material as the roof construction.

Fascia's and bargeboards

- The roof edge detail is important and must be attended to.
- Preference is given to exposed truss ends without fascia's and barge boards.
- If fascia's and / or barge boards are provided, it should preferably be slanted with large overhangs (min. 1,2m). Closed overhangs will be allowed.
- Detail must be provided for approval.
- All exposed roof timbers are to be appropriately treated.

Gutters and down pipes

- Gutters and downpipes must be treated as an architectural element.
- Detail must be submitted for approval.

Dormers

- No dormers or dormer windows will be allowed.

Roof lights / Skylights

- Roof lights or skylights are subject to approval.
- Dome type will be allowed as part of a flat concrete roof.
- Roof lights may not exceed 15% of the roof area and must be set in the same plane as the roof with the long side in the same direction as the roof pitch.

Roof windows

- For the purpose of this rule, a roof window will be defined as a skylight or roof light with controlled opening sections and must comply with the guidelines as set out under paragraph D8g

Chimneys

- Chimneys must conform to SANS 10400-2011
- Chimneys are to be of moderate size and proportion. Plastered brickwork flues to match rest of house
- Square or round steel flues, not exceeding the specified size for the particular application, painted the same or other approved darker colour than the roof will be considered.
- Avoid elaborate cowls and chimney pots.

8. Walls

Material

- Natural cut stone (or approved simulated stone) to plinth height and limited wall detail may be used, subject to approval.
- Conventional clay brick or concrete structure is preferred.
- No timber houses, timber framed houses or log cabins will be allowed.
- No concrete or cement blocks / bricks in face brick pattern allowed.
- The combined use of clay brick and cement / concrete bricks in the same structure is not recommended.

Finishes

- Face bricks may be considered under the following conditions:
 - Well burned clay bricks (fbx) with homogeneous colours
 - Satin finish
 - Stretcher bond with polished flush joints
 - Face bricks must be used in combination with plaster work and/ or stone work and must be the lesser of the materials.
 - Samples must be provided for approval.
- No plaster brick or semi face brick, built as face brick will be allowed.
- Smooth or slight textured plaster will be preferred.
- Scratch plaster will be allowed.
- No timber or fiber cement planking will be allowed as prominent finish. It may be applied as “ship lap” to accommodate for detail work in small quantities.
- No sheet metal such as corrugated iron etc as wall panelling or adornments will be allowed.
- Wall surfaces must be plain, without ornamentation or elaborate decoration.
- Simple, built up, plaster surrounds to windows, openings and building corners are acceptable.
- Rustication, antique affects and decorative mouldings are not permitted. No appliqué or pre-fabricated ornamentation or elements suggesting “classical, neo-classical, Tuscan, etc” will be allowed.
- Adornments and ornamentation must be pre-approved and kept to a minimum.

9. Windows

The windows should be vertical in form.

- Larger horizontal window areas should be achieved by incorporating vertical piers or vertical styles, of substantial dimension, to define the vertical aspect of the windows.
- Not recommended are curved bay windows, non-rectangular or oddly shaped windows e.g. round, arched top or triangular windows.
- Where the function of a particular window dictates horizontal treatment, it may be considered i.e. kitchen windows, sliding windows to serving patios etc.
- Only timber (hardwood) and anodised aluminium to approved colour will be accepted. No standard steel windows will be accepted.

Bay windows

- Bay windows of approved dimensions may be used. Bay windows in a double storey house should align vertically if used on both floors.
- The use of bay windows should be limited and used with discretion.

Glazing

- Highly reflective mirror glass or film is not permitted.
- Only plain sandblasted glass for bathroom or other private areas are to be used. Decorated sand blasted panels may be used to glass doors and sidelights. Glazing to be in accordance of SANS 10400-XA and SANS 204.

Shutters

- The use of shutters is encouraged for sun control and must be functional. Folding or sliding shutters with louver pattern constructed in timber or anodized / epoxy coated aluminium will be allowed.
- Shutter widths must be in proportion to the windows, doors or openings applicable.

Burglar bars

- Burglar bars should be of a simple rectangular pattern and placed internally. Where possible, they should line up with window or door mullions.
- No expandable security grilles, elaborate or ornate burglar bars will be allowed on the outside. (E.g. Spanish type)

10. Doors

General

- Styles and mullions to glass doors must be consistent with that of the windows.
- No expandable security grilles will be allowed on the outside of doors.
- Only timber (hardwood) and anodised aluminium to approved colour will be accepted.
- Garage doors: Timber or Chromadeck doors in natural colours. (material and colour to be shown on plans) Doors to match house elements.

Glazing

As for windows

Details required

- Ornate entrance doors or doors with artwork.
- Garage doors

11. Services and utilities

TV antennas and reception dishes

- Antennas and satellite dishes are to be installed below the roofline and in such a position that it is not unsightly.
- No radio masts as usually used by radio amateurs or other tall masts or antennas will be permitted.
- External TV and radio antennas are also not permitted, unless it can be proven to the Homeowners Association that an internal antenna cannot receive the required signal.

Services

- All drain pipes, drainage ventilation pipes, water pipes, gas pipes, electrical cables or conduits, condensate pipes etc above 1.000 m from ground level must be concealed in ducts or cavities in the walls. Such ducts or cavities must be accessible for servicing purposes. A minimum width of 225 mm is recommended.
- Fixtures and other items such as laundry drying lines, air handling ducts and units, swimming-pool pumps, satellite dishes, solar heating panels, skylights, evaporative cooling radiators, kennels, gas bottles, etc. should be sited as discreetly as possible out of view of roadways, canals, park and common areas.

Solar heating panels

- Approved solar panels may only be placed in a position as approved by the Aesthetic Committee.
- They are to be installed as an integral part of the roof with all pipes to and from the panels concealed and at the same pitch of the roof base.
- Solar geysers must be screened off or ideally be hidden inside the roof with only the pipes/panels visible.

Air-handling units

- No air-handling units may be visible from the street, neighbours, public open areas or the canal and are to be screened from view.
- The screening of these units must form an integral part of the design of the structure.
- No window mounted air-conditioning / air handling units will be allowed.

Generators

- Sound pollution must be controlled in such a way that it does not become a disturbance to the occupants of the neighbouring properties.
- Generators must be provided with soundproof canopies and must be part of the integrated design of the buildings.
- The generator must be serviced regularly to ensure that the unit operates as quietly as possible. Sound/noise level may not exceed 65dB at 7m distance.

- A site plan showing the position of the generator must be submitted to the HOA for approval prior to commencement of installation.
- The owner must comply with Fire Department regulations regarding the storage and handling of fuel for the generator.
- UPS (Uninterrupted Power Supply) installation is encouraged in lieu of generators.

Colour schedule

- Since colours are considered to be a crucial aspect of achieving an aesthetic coherence on the Estate, owners and their architect are to ensure that colours approved by the HOA are used. A list is available from the HOA.
- NOTE: Colour samples must be submitted on form ISL-HOA-COLOUR to the Aesthetics Committee for final approval before paint is ordered.
- Earth tones are recommended.

E. LANDSCAPING

Landscaping and irrigation plans must be submitted to the HOA for approval prior to commencement of work. A list of recommended trees, shrubs, plants, groundcovers and grasses is available on request. Owners are encouraged to make use of indigenous plants in their private gardens as far as possible and to only select plants from the recommended plant list. Lawn with shrubs, ground cover and trees together with an irrigation layout is the minimum requirement. Topsoil, compost and fertilizer must be included in the initial work done. Written consent from the Estate Management must be obtained for the establishment of any landscaping on the sidewalk or any other adjacent area to a site such as servitudes between sites and canals / water features. The landscaping will be done in terms of conditions relating to the landscape master plan of the Estate. The sidewalk is to be maintained by the owner of the adjacent site. Failure of this will result in the management taking over the maintenance for the owner's account, which will be added to any levies payable by the owner. Prominent garden, pool or other feature items, ornamentation and embellishments, which may affect the visual appearance of a property, must be submitted to the HOA for approval, before installation.

F. ADMINISTRATION

Statutory Laws and Regulations: The National Building Regulations SANS 10400 – 2011. All buildings must conform to SANS 10400 - 2011 (as amended from time to time). These regulations will take preference over any of the guidelines / rules of this document

Town Planning Scheme: The regulations pertained in the approved Town Planning Scheme will take preference over any of the guidelines / rules of this document.

Local Authority: If any guidelines / rules in this document are in conflict with any regulations of the Local Authority or any other Statutory Body, this document will be superseded by the regulations of the Local Authority or said Statutory Body

Time restrictions for development: Building work must commence within one (1) year from date of transfer of ownership and must be completed within eighteen (18) months from date of site handover. Failure to comply with this regulation will result in penalties being imposed and added to the levies payable, until such time as the Local Authority and the Estate Management or his representative can issue the required occupation certificates. This excludes the provision of later additions and / or alterations to the site.

The owner must obtain all documentation including site diagrams and service connection positions that may be required in order to facilitate the design process. It will remain the responsibility of the owner of the site to ensure that he or she is in possession of the latest version of the relevant documentation and guidelines. The site diagram, as approved by the Land Surveyor General, must accompany the application.

A non-refundable application fee of R 7500 excluding VAT (as revised from time to time) will be payable upon submission. This fee includes for the inspection for the issue of an occupation certificate by the Homeowners Association. If plans are sent back to the Aesthetic Committee without correcting the changes as per the list an additional fee of R2 000 excluding VAT will then be charged. An application fee of R 1 000 excluding VAT will be applicable for changes to the house during the construction phase.

One set of plans (concept sketches) must be submitted to the aesthetic committee for pre-approval before final

working drawings are prepared.

One set of plans rendered in colour, must be submitted for approval. Plans must be cosigned by the owner and the architect. The name, address and SACAP registration number of the architect must be included on the plans. Drawings are to be presented in A1 format. 3D-perspective drawings are required to further illustrate the design. Detailed window and door schedules are required. The following drawings must be rendered in colour: Site plan, all floor plans. At least 1 section, street elevation and canal elevation where applicable.

Approval by Local Authority: The owner or his representative must submit plans for approval to the Local Authority within 3 months from date of approval by the aesthetic committee. Failure of this will result in a new application for approval to the aesthetic committee. Certain prescribed application fees will be payable to the Local Authority. Please take note that the HOA will not give any verbal approval for Architectural changes. Any changes must be submitted in writing with the accompanied plans through the designated channels.

Aesthetic Committee:

Plan submission process

STEP 1:

Architect / designer to get approval from HOA (Aesthetic Committee) by submitting SACAP registration number and short CV (One page)

STEP 2:

The following conditions will apply before submission of plans or discussions:

- Application form to be completed
- Proof of payment (Scrutiny fee)
- Copy of title deed
- Proof that levies are paid up to date

STEP 3: (Not compulsory)

Architect to discuss the concept drawings with the Aesthetic Committee.

STEP 4:

Plans must be submitted at The Islands Estate office before 12h00 on Tuesdays with all documents as set out in STEP 2.

NOTE:

- Plans will be scrutinized within 10 working days after submission
- Architect will be notified on or before Tuesdays 12h00 (14 days after submission) for plans and/or commentary to be collected at The Islands Estate office.
- If plans are sent back to the Aesthetic Committee without correcting the changes as per the list an additional fee of R2000 will then be charged.
- An application fee of R1000 will be applicable for changes to the house during the construction phase.

Confirmation of appointment

Design / drawing work may only be done by qualified SACAP registered professionals, as defined by and duly registered with the SACAP (South African Council for the Architectural Profession). The architectural professional must provide confirmation of the appointment. The architectural professional must immediately inform the aesthetic committee should this appointment, or part thereof, be terminated by the owner for whatever reason. Contract administration and inspection, of the building works, must preferably be done by the appointed architectural professional. Alternatively a suitably qualified person, approved by the Estate Management, may be appointed for this purpose. The appointed person will be responsible to ensure that the building work is carried out in accordance with the National Building Regulations, NHBRC, the Town Planning Scheme, the Local Authority regulations as well as the plans as approved by the Local Authority and aesthetic committee. This appointed person must further certify that no deviations or alterations have been affected without prior approval of the Local Authority and / or the aesthetic committee.

Panel of Architects

Architectural practices must comply with the HOA requirements as set out in paragraph F.

Confirmation of guidelines

A copy of these guidelines or as amended signed by the owner and the architect, must accompany the application of the plans to be submitted to the aesthetic committee.

Contractors to be appointed

When negotiating with your Building Contractor, please clarify the inclusion of the following costs in his quotation:

- Geotechnical and Structural engineer's fees.
- Electrical connection fee
- Electrical consumer's deposit
- Building Contractor's deposit (R30,000)
- HOA Plan Scrutiny fee
- Plan submission fees to Council
- NHBRC Levy
- Temporary fencing during construction
- Chemical toilet during construction
- Small loads at a time during construction
- Building rubble removal

Only contractors who are registered with the NHBRC (National Home Builders Registration Council) and whom have been pre-approved by the Estate Management must be allowed to enter into a Building Agreement with the owner. Read with "Code of conduct for contractors" (A separate document obtainable from the Estate Management)

Infringements

Deviation from or alterations to the approved plans will not be permitted. Any alterations and or changes are to be re submitted to the aesthetic committee for approval before work is carried out on site. A proportionate fee may be rendered, depending on the severity of the alterations. Building work infringing the design guidelines must be removed at the owner's expense. The Estate Management reserves the right to suspend the building process if any infringements of this rule occur. The Estate Management accept no liability for losses sustained as a result of loss of contract time due to the default of any of these rules.

Maximum road loading

A maximum wheel load of 60 KN will be applicable to all delivery vehicles during building operations. E.g. Max. 6m³ tippers, max 6m³ concrete trucks, max 5000 bricks (10 pallets) on double axle truck, max 330 m² concrete roof tiles on double axle truck.

BAYBRIDGE CANAL (Specific Rules) In addition to The islands Estate rules

Plans/Proposals to be submitted to the HOA before any work commence or orders placed e.g.

- Any alteration/ addition
- Boundary walls/ Screen walls
- Decks
- Pools/Jacuzzi
- Landscaping
- Paving
- TV installations (dishes etc.)
- Awnings
- Balustrades
- Plastic moulds on canal coping
- Air-conditioning units
- Ornamentation

1 MINIMUM SIZE: 100 m² (Excluding garages)

2 BOUNDARY WALLS / FENCES:

- a. Boundary walls may be provided to form a yard area for hiding washing lines, dustbins etc as follows:
 - i. The max height of the wall is 1, 870 m measured from natural ground level.
 - ii. The wall may not exceed the corner of the building on the canal side and may not project beyond the line of the garage wall forming the separation wall between the garage and the rest of the building.
 - b. Gates must be provided on both sides. (Canal side and garage side)
 - c. The design and construction of the wall and the gates must be to the standard detail of the HOA.
 - d. Fences: Three types with maximum height of 1.2m.
 - i. Transparent vertical steel fence to HOA approval
 - ii. "Clear-Vu" fencing or similar approved
 - iii. Vertical slatted timber / "Nutec" or similar approved in steel frame to HOA approval
 - iv. PVC picket fencing with top rail to HOA approval.
- NOTE: NO TEMPORARY FENCING ALLOWED.

3 GATES:

- a. Gates to match the approved HOA gate detail. (Two types e.g. transparent steel gate or vertical slatted timber.

4 STRUCTURES:

- a. No structures or swimming pools may be erected within 2 m of the canal coping.

5 DECKS:

- a. The height of decks may not exceed the height of the adjoining finished floor.
- b. No part of the deck may go over the edge of the canal coping.
- c. A cantilever of a minimum of 1 m must be provided from the front edge on canal side to the supporting pier / beam structure. (See diagram 1)
- d. The length of the deck (measured across the width of the building) may not be wider than 2/3 of the width of the building.
- e. Balustrades to be provided in accordance with SANS 10400 - 2011 and to match the existing. Detail must be provided for approval.

- 6 INSTALLATION OF SERVICES:
- 6.1 Gas installation
- v. To be concealed within the yard area. The installation must comply with the regulations on installation of gas appliances. The "gas cage" must be painted the same colour as the adjoining wall.
- 6.2 Air handling / conditioning units
- i. To be concealed within the yard area on ground floor level or on roof slab between the principal roofs on first floor level.
- 6.3 TV Dishes / antennas
- i. To be provided in the ceiling space or on the roof slab between the principal roofs on first floor level. The dish to be coloured to reasonably match the wall or roof colour.
- 6.4 Solar heating units
- ii. To be provided on the roof at the same pitch on the north side of the building
- 7 BOAT STORAGE:
- a. No boats may be stored or parked in any area outside of the owner's property or boathouse.
 - b. Boats on the canal may only be docked in dedicated areas.
 - c. Paddle boats & canoes to be stored within the yard area
- 8 SUN CONTROL:
- a. Vertical sun control panels may be provided in the form of sliding/folding panels, in louver pattern, to form an integral part of the building. Material to be hardwood or aluminium.
 - b. Semi-permanent sun control elements such as canvas tension structures from "COOLSHADE" or similar approved manufactures will be considered by the Aesthetic Committee. Colour of canvas tension structures must blend in with house. Photos and sketches showing the position must be submitted to the HOA for approval before installation commence. (Shade-net will not be allowed.)
 - c. Pre-manufactured adjustable louvre awnings from "SUNTEK" or similar approved manufacturer will be considered by the Aesthetic Committee. Colour to match the house.
- 9 CANOPIES AT CANAL SIDES:
- a. Canopies may be provided to standard detail of HOA. (See diagram 2). Alternative sun control structures e.g. canvas gazebo's and stretched canvas canopies such as "Coolshade" or similar approved products will be allowed on condition that prior approval be obtained from the HOA.
 - b. A canopy may be provided within a steel structure of approx 100 x 200 " I " profile to form a "fascia"
 - c. The steel structure must match the existing balcony structure in size, profile and finish.
 - d. The steel structure may be supported by a steel column of the same profile and finish.
 - e. The steel column may not be positioned further than the front edge of the chimney wall.
 - f. The steel "fascia" structure must extend a minimum of 500 mm from the front edge of the chimney up to a maximum of the dimension from the front of the building to the outside edge of the chimney. The structure may further not be closer than 1500 mm from the coping of the canal. The latter dimension will take preference above the maximum dimension from the chimney.
 - g. The canopy may not be used as a balcony or an extension of the existing balcony.
 - h. The canopy within the steel "fascia" may be translucent, solid or semi solid. It may be a solid roof, patented louvers or a pergola. The canopy may not extend beyond the top or bottom edges of the fascia beams

- i. The proposed steel structure must be designed by an engineer and all must be submitted for approval to the HOA.
- 10 SWIMMING POOLS:
- a. Access to pools/spa baths to be controlled in accordance with SANS 10400 - 2011, Public Safety. Fences are to be a max. 1, 2 m high and to the standard detail of the existing balustrade detail used at Baybridge Canal development.
 - b. Privacy may be achieved by landscaping.
- 11 CONTOURS AND NATURAL GROUND LEVEL:
- a. The natural ground levels or contours may not be disturbed in any way.
- 12 HOUSE NUMBERS:
- a. To standard detail of the HOA. (See diagram 3)
- 13 LANDSCAPING:
- a. Instant lawn with shrubs, ground cover and at least one indigenous tree with full cover automated irrigation including sidewalk, as a minimum requirement.
 - b. Trees must **NOT** be planted closer than 3m from any canal wall.
- 14 BUILDING ENVELOPE ALL NEW HOUSES
- The building lines for Baybridge Canal stands are:
- a. Side building lines for house structure: A maximum of 60% of one side boundary line and 30% of the opposite boundary line may be relaxed to zero. The remainder of the building lines will have an aggregate space of 3m with a minimum of one meter on one side. A further condition is to obtain written permission from the local authority's Fire Department.
 - b. Side building lines for garages: Minimum of 1,0m.
 - c. Street building lines: 0,5m measured from edge of road curb.
 - d. Canal building lines: For construction purposes 3,0m and for aesthetic appearance 1,5m from canal wall.
- 15 CONSOLIDATION
- a. A maximum of two stands may be consolidated. (Both stands will still be levied)
- 16 PRIVATE MOORING AT HOUSES
- a. The following stands (Baybridge Canal) have private mooring rights:

14	15	43	44	45	52	68	69	70	71
77	78	79	111	112	113	114	115	116	117
118	119	120	121	122	123	124	125	126	127
139	152	164	165						

- 17 COMMUNAL JETTIES
- 17.1 Owners who do not have private mooring rights at their houses must make use of the communal jetties for mooring. (See diagram 4)
- 18 ONE WAY CANALS
- 18.1 The canal between Villa Crescent and Resort Drive is a ONE –WAY from north to south and the canal between Resort Drive and Nautique Drive a ONE-WAY from south to north. Mooring in these two canals with the exception of stands 139; 164 and 165 are not permissible.

19 HOUSE ELEVATION

The following rules will apply for houses with one side on the boundary line. (See paragraph 14 a)

- 19.1 A maximum of 2/3 of the house structure may be on the boundary line.
- 19.2 No windows/doors will be allowed on that part of the structure that is on the boundary line.
- 19.3 Rainwater accumulated by the roof may not be discharged on the neighbouring property.

DIAGRAM 1

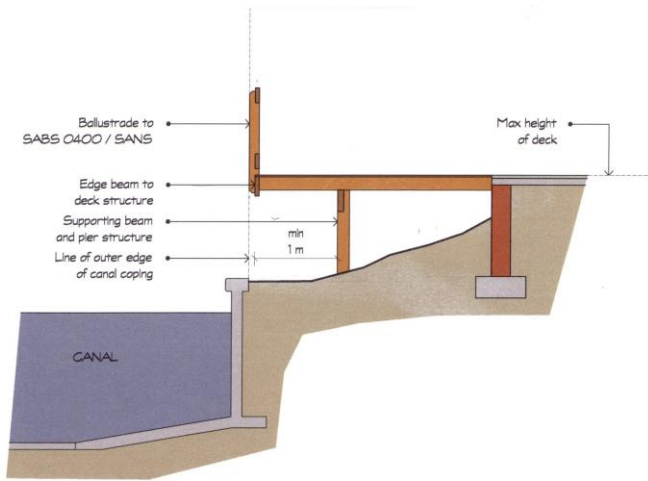


DIAGRAM 2

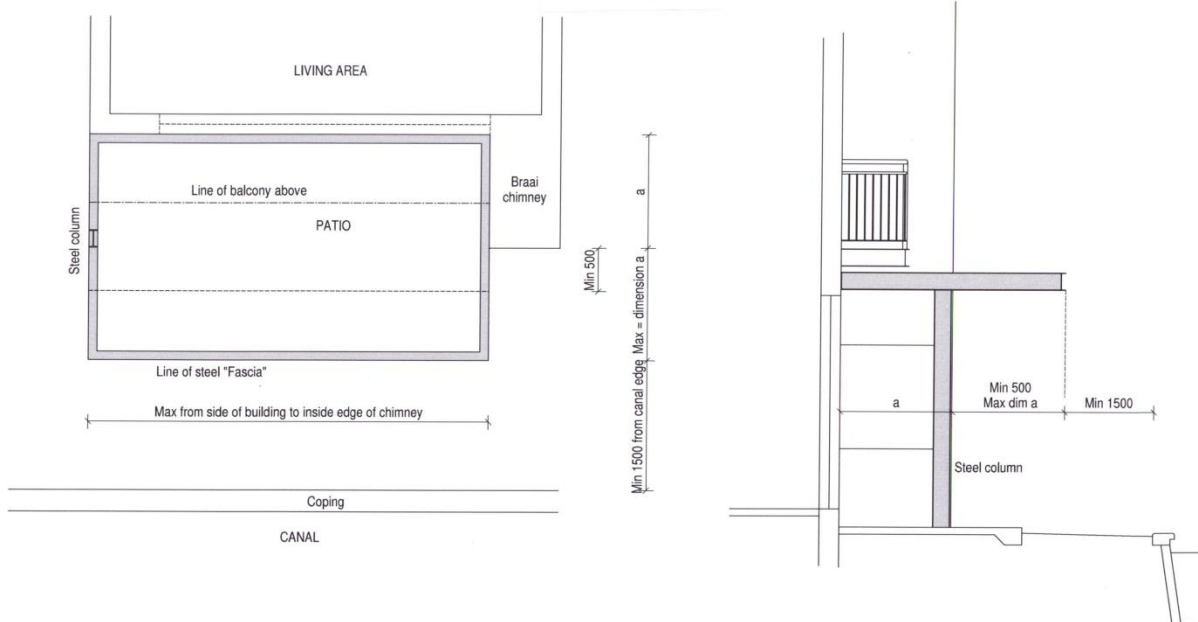
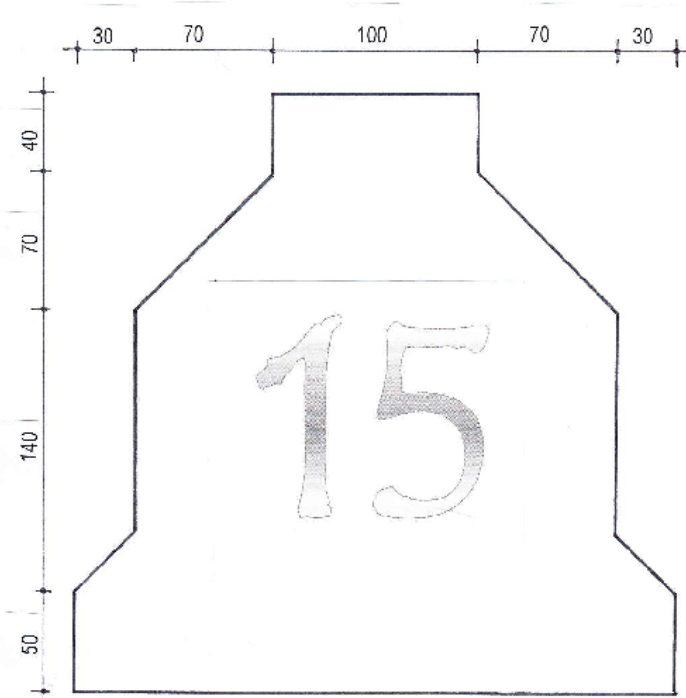


DIAGRAM 3



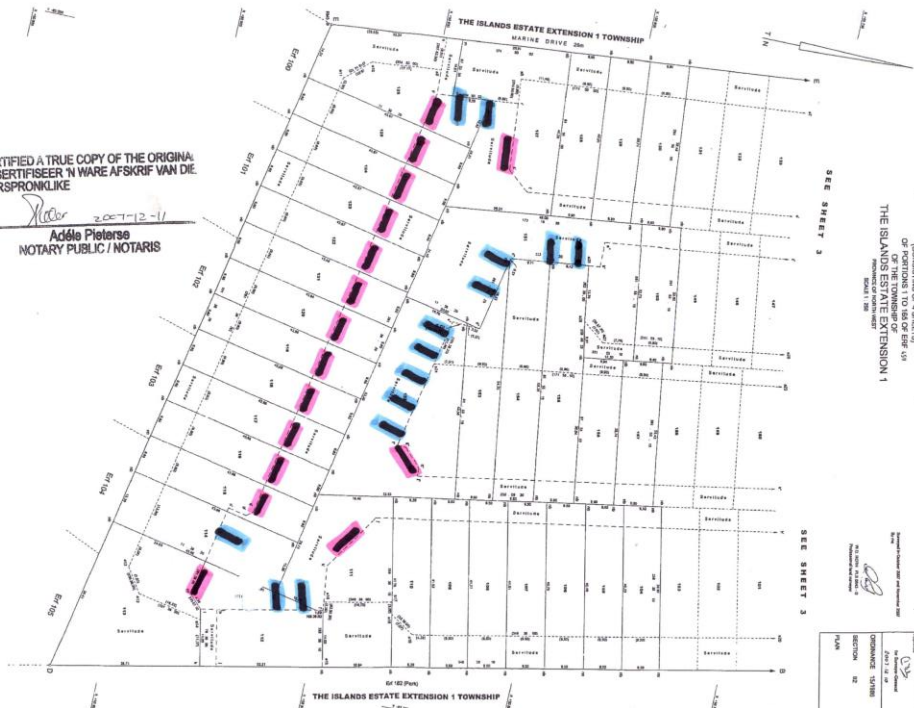
HOUSE NUMBER

NATURAL STONE WITH STAINLESS STEEL NUMBER

DIAGRAM 4 (Page 1/3)

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 OORSPRONKLIKE

Adde Pieterse
 2007-12-11
 NOTARY PUBLIC / NOTARIS

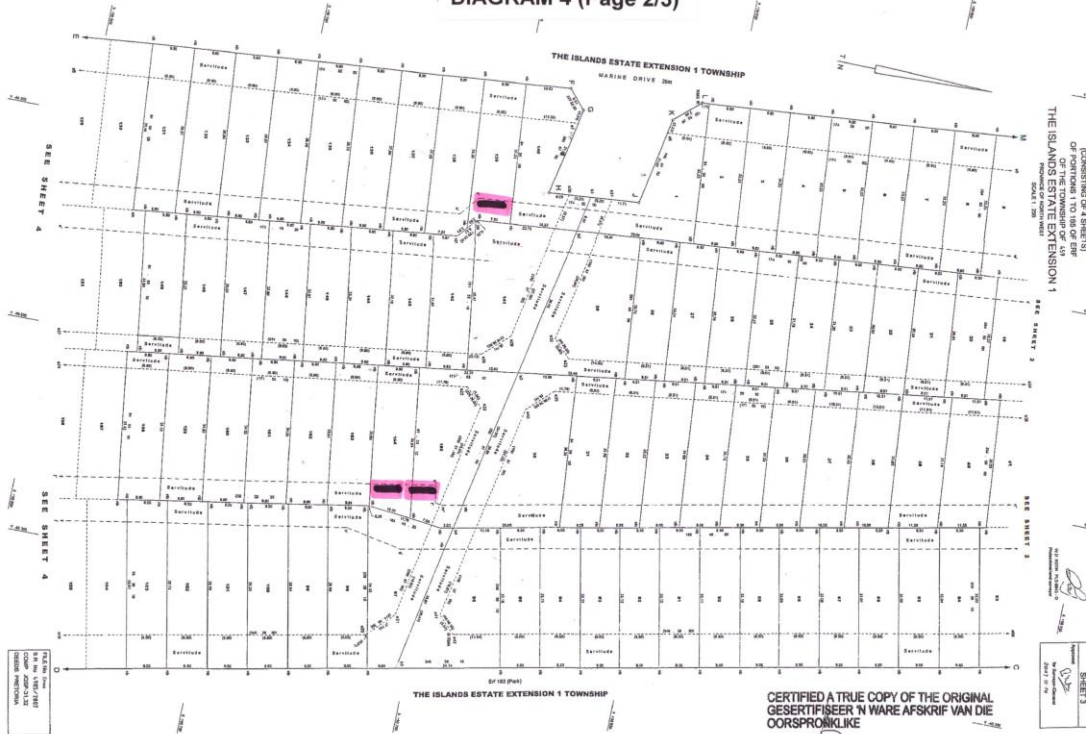


CONSULTANT PLANNING
 CONSULTING ENGINEERS
 OF THE TOWNSHIP OF
 THE ISLANDS ESTATE EXTENSION 1
 ROAD 1 200

PROJECT NAME	THE ISLANDS ESTATE EXTENSION 1
PROJECT NUMBER	1000
DATE	2007-12-11
SCALE	1:1000

- Mooring (Private)
- Jetties (for communal mooring)

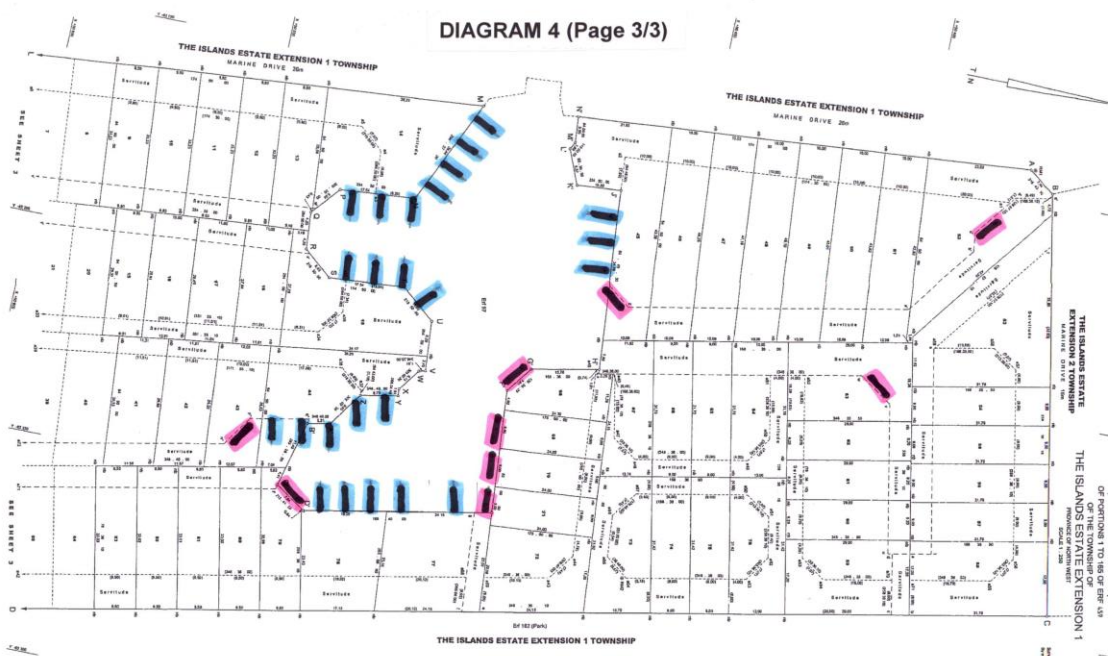
DIAGRAM 4 (Page 2/3)



CONSISTING OF 4 SHEETS
 OF PORTIONS 1 TO 168 OF DEED
 OF THE TOWNSHIP OF VAN
 DER MERWE OF DISTRICT
 THE ISLANDS ESTATE EXTENSION 1
 SHEET 1
 SHEET 2
 SHEET 3
 SHEET 4

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 OORSPRONKELIKE
Adèle Pieterse 2007-12-11
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DIAGRAM 4 (Page 3/3)



THE ISLANDS ESTATE EXTENSION 1 TOWNSHIP
 MARINE DRIVE 20m
 OF 162 (P/W)

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THE ISLANDS ESTATE
 EXTENSION 2 TOWNSHIP
 THE ISLANDS ESTATE EXTENSION 1
 OF PORTIONS 1 TO 162 OF THE ISLANDS ESTATE EXTENSION 1 TOWNSHIP

I'BALI VILLAGE (Specific Rules) In addition to The Islands Estate rules

Plans/Proposals to be submitted to the HOA before any work commence or orders placed e.g.

- Any alteration/ addition
- Boundary walls/ Screen walls
- Decks
- Pools/Jacuzzi
- Landscaping
- Paving
- TV installations (dishes etc.)
- Awnings
- Balustrades
- Air-conditioning units
- Ornamentation

- 1 MINIMUM SIZE: 100 m² (excluding garages)
- 2 BOUNDARY WALLS / FENCES:
 - a. Boundary walls may be provided to form a yard area for hiding washing lines, dustbins etc as follows:
 - i. The max height of the wall is 1, 870 m measured from natural ground level.
 - b. The design and construction of the wall and the gates must be to the standard detail of the HOA.
- 3 GATES:
 - a. Gates to match the approved HOA gate detail.
- 4 STRUCTURES:
 - a. No structures or swimming pools may be erected without prior approval from the HOA.
- 5 DECKS:
 - a. The height of decks may not exceed the height of the adjoining finished floor.
 - b. Balustrades to be provided in accordance with SANS 10400 - 2011 and to match the existing. Detail must be provided for approval.
- 6 INSTALLATION OF SERVICES:
 - 6.1 Gas installation
 - i. To be concealed within the yard area. The installation must comply with the regulations on installation of gas appliances. The "gas cage" must be painted the same colour as the adjoining wall.
 - 6.2 Air handling / conditioning units
 - ii. To be concealed within the yard area on ground floor level or on roof slab between the principal roofs on first floor level.
 - 6.3 TV Dishes / antennas
 - iii. To be provided in the ceiling space or on the roof slab between the principal roofs on first floor level. The dish to be coloured to reasonably match the wall or roof colour.
 - 6.4 Solar heating units
 - iv. To be provided on the roof at the same pitch on the north side of the building
- 7 BOAT STORAGE:
 - a. No boats may be stored or parked in any area outside of the owner's property or boathouse.

- b. Boats on the canal may only be docked in dedicated areas.

8 SUN CONTROL:

- a. Vertical sun control panels may be provided in the form of sliding/folding panels, in louver pattern, to form an integral part of the building. Material to be hardwood or aluminium.
- b. Semi-permanent sun control elements such as canvas tension structures from "COOLSHADE" or similar approved manufactures will be considered by the Aesthetic Committee. Colour of canvas tension structures must blend in with house. Photos and sketches showing the position must be submitted to the HOA for approval before installation commence. (Shade-net will not be allowed.)
- c. Pre-manufactured adjustable louvre awnings from "SUNTEK" or similar approved manufacturer will be considered by the Aesthetic Committee. Colour to match the house.

9 SWIMMING POOLS:

- a. Access to pools/spa baths to be controlled in accordance with SANS 10400 - 2011, Public Safety. Fences are to be a max. 1, 2 m high and to the standard detail of the existing balustrade detail used at Baybridge Canal development.
- b. Privacy may be achieved by landscaping.

10 CONTOURS AND NATURAL GROUND LEVEL:

- a. The natural ground levels or contours may not be disturbed in any way.

11 HOUSE NUMBERS:

- a. To standard detail of the Body Corporate.

12 LANDSCAPING:

- a. Instant lawn with shrubs, ground cover and at least one indigenous tree with full cover automated irrigation including sidewalk, as a minimum requirement.

Acknowledgement

The above document, Architectural Design Guidelines (**Revision 10 of January 2020**), is acknowledged to be fully understood by the architect and owner, who undertake to comply with all of the above, in addition to any further controls which may be instituted by the HOA from time to time in the form of a written notification and to ensure compliance by any sub-contractors employed by the contractor, and any suppliers to either contractor, sub-contractor or owner.

OWNER	CONTRACTOR
Name:	Name:
Signature:	Signature:
Date:	Date:
Stand Number:	Stand Number:
Street Address:	Street Address:
Cell Number:	Cell Number:
E-Mail:	E-Mail: