

LANGFORD COUNTRY ESTATE

BUILDING DESIGN CODE (BDC)

CONTENTS BUILDING DESIGN CODE (BDC)

1.	INTRODUCTION	5
2.	TOWN PLANNING CONTROLS	5
	Coverage, height and density of units:	5
	Minimum dwelling areas:	6
	Building lines:	6
3.1	PLAN APPROVAL PROCESS	6
3.2	OCCUPATION	8
3.3	MANDATORY COMPLIANCES	8
3.4	KERB DEPOSIT	9
4.	ROOFS AND RAINWATER GOODS	9
	Roof types and elements permitted:	9
	Roof types and elements not permitted:	9
	Mandatory requirements:	10
	Mandatory materials:	10
	Skylights	10
5.	WALLS (DWELLINGS AND GARAGES)	11
	Mandatory requirements:	11
	Specific exclusions:	11
	Mandatory Plaster Point Colours (Approved Range):	11
	Mandatory Dulux Paint Colours (Approved Range):	11
	Permitted facing materials:	12
6.	WALLS (GARDEN AND BOUNDARY)	12
	Mandatory requirements:	12
	Specific exclusions:	12

7.	WINDOWS, EXTERNAL DOORS AND SHUTTERS	13	18.	BOUNDARY DRIVEWAY PLINTHS	20
	<u>Mandatory requirements - Windows:</u>	13		<u>Mandatory requirements:</u>	20
	<u>Specific exclusions:</u>	14	19.	DUCTS UNDER DRIVEWAYS	21
	<u>Mandatory requirements - External doors:</u>	14		<u>Mandatory requirements:</u>	21
	<u>Specific Exclusions:</u>	14	20.	FIBRE DUCTING	21
8.	GARAGES, CARPORTS, GARDEN PAVILIONS	15		<u>Mandatory requirements:</u>	21
	<u>Mandatory requirements:</u>	15	21	STRUCTURES THAT WILL BE CONSIDERED FOR APPROVAL BY THE DRC	21
	<u>Specific Exclusions</u>	15	22.	ALTERATIONS, ADDITIONS, MAINTENANCE AND IMPROVEMENTS TO EXISTING DWELLINGS - to comply with this BDC - refer clause 3	21
9.	VERANDAS, BALCONIES, PORCHES, BALUSTRADES AND LOFTS	15		<u>Mandatory requirements:</u>	22
	<u>Mandatory requirements:</u>	15	23.	GEOTECHNICAL REPORT	22
	<u>Specific exclusions:</u>	16	24.	STORM WATER MANAGEMENT PLAN	22
9.1	VERANDA ENCLOSURES	16	25.	JOJO TANKS & ALTERNATE WATER HARVESTING OPTIONS	22
	<u>Mandatory requirements:</u>	16		Permitted	23
	<u>Specific exclusions</u>	16		Not Permitted	23
10.	ROOMS ABOVE GARAGES, NOT BEING AN INTEGRAL PART OF THE HOUSE	16	26.	LANDSCAPING DESIGN & INSTALLATION	23
	<u>Mandatory requirements:</u>	16	27.	INSTALLATION OF STAND-BY GENERATORS	23
11.	DECKS AND PLATFORMS	17		Commissioning of generator:	24
	<u>Mandatory requirements:</u>	17		Disclaimer of Liability	24
12.	COLUMNS	17	28.	PHOTOVOLTAIC SOLAR PANELS	24
	<u>Mandatory requirements:</u>	17	29.	GENERAL	25
13.	EXTERNAL BALUSTRADES	18		<u>Mandatory requirements:</u>	25
14.	GATE STYLES	18		<u>Specific exclusions:</u>	25
15.	MASSING	19	30.	ACKNOWLEDGEMENT	26
16.	LIGHTING	19			
	<u>Mandatory requirements:</u>	19			
17.	STAFF QUARTERS	19			
	<u>Mandatory requirements:</u>	19			

1. INTRODUCTION

The purpose of this design code is to encourage individual creativity while fostering a unity of key design elements, materials and finish as to ensure that the overall development harmonizes to create a collective architectural identity throughout the estate following a high quality 'Georgian Architecture' aesthetic, and a balanced lifestyle for all residents with maximum privacy.

The purchaser/home owner and his/her professional team, including all contractors and suppliers, must ensure that they have the current edition of this document, which must be consulted prior to commencing any design on the property.

The purchaser/home owner undertakes to comply with the contents of this design code in its entirety. The purchaser/home owner accepts that the contents of this design code are fair and reasonable and are updated periodically and that it is their responsibility to ensure that they obtain the current edition prior to the commencement of any design on the property.

It is important that the interface between the houses, garages and the road are carefully considered to create a suburban residential streetscape, with a total absence of fencing or walling along the roads.

The design of each dwelling and its associated garages must show special sensitivity to the existing topography and must take into consideration the neighbouring properties with due regard to views and privacy - as a general rule no windows or balconies should overlook the living space of the adjacent property. Applications will be considered on corners and intersections where it may be considered necessary.

There are two stages in the plan approval process:

- Stage 1 Approval of the building and landscaping plans by the Design Review Committee (DRC) appointed by the Board.
- Stage 2 Approval of the building plans by the Local Authority - the Local Authority will only accept the plans once the approval of the DRC has been obtained and all the plans have been stamped and signed by the DRC.

This BDC is subject to periodical revision and amendment by the DRC/HOA at its sole discretion, as and when required. Where the BDC has been revised or amended, an applicant for plan approval will not have the right to claim that precedent permits its application to be approved.

2. TOWN PLANNING CONTROLS

In terms of the Consolidated Outer West Town Planning Scheme, the entire Estate is zoned as Planned Unit Development 3 (PUD 3).

Coverage, height and density of units:

- Maximum dwelling per erf : one dwelling only
- Coverage : 40% of the site area
- FAR : .35 – excluding covered veranda and garages, includes fully enclosed verandas

- Maximum height : 2 storeys (excluding roof/loft rooms)
- A storey is taken to be a maximum of 3.5m from finished floor level to underside of ceiling, slab or roof rafters. Certain exceptions may be considered, subject to a special concept application, where deemed to create an exterior improvement to the roof scape, but not exceeding 4.5m
- Double volumes may not exceed two storeys.
- A tics and lofts within the roof space are permitted, provided that these areas are clearly defined as habitable or non-habitable, i.e.: A tics are non-habitable, lofts are habitable and therefore will constitute a permissible storey.
- Minimum ceiling height : 2.8m above finished floor level

Minimum dwelling areas:

- Freehold dwellings (SR) : 120m², excluding garages, verandas and outbuildings
- Garages : each dwelling to have a minimum of a double garage
- Parking : each dwelling is to provide guest on-site parking for a minimum of two vehicles

Building lines:

- Street boundary : single storey dwellings: 7.5m from the street boundary
- Double storey dwellings : 7.5m from the street boundary
- Garages : 7.5m from the street boundary – this can be relaxed on motivation and application to the DRC
- Side boundaries : single storey dwellings: 3m from the boundary
- Garages : double storey dwellings: 4m from the boundary
- Back boundary : 3m from the boundary
- Garages : single storey dwellings: 3m from the boundary
- Garages : double storey dwellings: 4m from the boundary
- Garages : 3m from the boundary

3.1 PLAN APPROVAL PROCESS

A panel of architects has been appointed for the Estate. Only those professionals on this panel may design and may be responsible for construction work within the Estate.

The client may however appoint a landscaping designer/contractor of their choice to design and install the gardens - all landscaping design is to conform to the LDP. These consultants must obtain the current documentation, application forms and plans relevant to the site from the DRC. Final design and plant list to be approved by Design Review Committee.

All owners and their appointed professionals are to familiarize themselves with this documentation before commencing any design.

Step 1

The owner is to appoint an Architect and Engineer. The Architect and Engineer is to be retained for the duration of the Works until completion, and acceptance thereof by the HOA.

The following broad principles are to be taken into consideration when designing the dwelling and associated structures:

- Location of the property
- Topography
- Boundaries
- Adjacent properties with regard to privacy
- Access
- Position of structures

Step 2

Submission of sketch plans to the DRC for preliminary discussion. The sketch plans are to be to a scale of 1:100 showing floorplans, sections, elevations, site works and landscaping. A submission fee as prescribed from time to time by the HOA is to be paid. These drawings are to be of sufficient detail for the DRC to understand the overall and detailed concepts of the design and must include the following:

- A site plan and section showing all neighbouring properties and structures with specific regard to the position and levels of the driveway access point onto the site, retaining walls, platforms, house and garage
- Area of dwelling, including patios and outbuildings
- Coverage (%) and height above original ground level
- Building lines
- Detailed drainage, including the sewer connection
- Storm Water management during and after construction
- Site works
- Retaining walls and structures, terraces and banks
- Cut-off drains at the boundaries for all properties on the high side of roads
- Foundation details
- Screen and boundary walls
- Plumbing
- Eaves details
- Windows and doors
- External columns
- Roofing details, including heights
- Rainwater goods
- Material schedule
- Colour schedule
- External lighting
- Position of temporary screened toilet
- Driveway layout and levels

Step 3

Once the sketch plans have been approved by the DRC, the Final Working drawings, including the Storm Water Management Plan and Landscaping Plan, are to be submitted to the DRC for approval.

Step 4

Once the DRC has approved and stamped the workings drawings, they are then submitted to the Local Authority for their consideration and approval.

All owners are advised that the Local Authority will not accept any plans that have not been approved and stamped by the DRC.

Step 5

Only once Local Authority approval has been obtained, and the items listed hereunder attended to, may building commence :

- Confirmation of NHBC registration and workmen's compensation.
- Confirmation of transfer of the property to the owner.
- Erection of the shade-cloth screening around the entire property.
- Setting out certificate for all buildings and pools must be submitted by a registered land surveyor.
- Signature of the contractor's protocol and payment of the contractor's verge deposit.
- Issue of the access codes to the contractor.
- Site handover procedure undertaken.
- Water and sewer connections made and accepted by the Project Manager.
- Erection of the contractor's signboard - as per detailed specification.

3.2 OCCUPATION

Dwellings may only be occupied once the following matters have been attended to/obtained:

- Architect's certificate of practical completion to be submitted to HOA.
- Local Authority certificate of occupation submitted to HOA.
- Proof of water and electricity connections, as well as proof of deposit payment, submitted to HOA.
- The Deviation Plans, if any, have been submitted to and approved by the DRC and Local Authority.
- Removal of the construction board from the site.
- Certification by the engineer of all storm water, sewer and all structural elements, such as, but not limited to, foundations, slabs, roofs, retaining walls etc.
- Submission of the Electrical Compliance Certificate to the HOA.
- Certificate of completion of the landscaping installation from the HOA's Landscaping Consultant.
- Gas compliance certificate.

Once all the above certificates have been received by the HOA they will inspect the said property prior to issuing an Occupation Certificate, without which occupation will not be permitted.

The HOA reserves the right to prevent the occupation of any dwellings if any of the above is not fully adhered with.

3.3 MANDATORY COMPLIANCES

All design, construction and materials are to conform to, but not be limited to, the following regulations:

- National Building Regulations.
- Local Authority Building Regulations.
- National Home Builder's Registration Council Regulations.
- The Langford Country Estate House Design Code.
- The Langford Country Estate Landscape Design Protocol.
- The Langford Country Estate Environmental Management Plan.

KERB DEPOSIT

- Upon appointment of a MAIN CONTRACTOR, a kerb deposit of R10 000 must be deposited by the main building contractor and held in trust (free of interest) by the HOA. Proof of payment of the deposit must be forwarded to the HOA.
- This deposit will be used in the event that there is a breach or non-performance to make good any damage caused by the Contractor or his sub-contractors or suppliers, to any public and private property within Langford, including kerbing, landscaping, community services, roads, irrigation etc. and for any outstanding spot fines.
- The deposits will be forfeited if there is any non-compliance or breach of any or all of the provisions of the HOA by the Owner, contractor or sub-contractors or suppliers.

4. ROOFS AND RAINWATER GOODSRoof types and elements permitted:

- Pitched
- Hipped
- Hipped pyramid
- Gable ends
- Hip and feature gable end
- Dormer windows with pitched roof to match dwelling
- Flat roofs limited to feature elements (balconies, entrances and linkages) - limited to 25% of "coverage area"
- Ridges to be sealed with continuous membrane and painted with Plascon Nuroof - Atmosphere Grey (TRP200)

Roof types and elements not permitted:

- Flat
- Mansard
- Monopitch
- Hip gable
- Double monopitch
- Stepped - Exception for corbelled brickwork.
- Dutch hip
- A-frame
- Cranked
- Vaulted
- Awnings
- Exposed geysers
- Whirly birds and the like
- Painted roofs
- Exposed timbers
- Thatch roofs
- Sheeted roofs
- No exposed aluminium or silver coloured finish flashing permitted – must be painted to match roof colour
- No roofs are permitted to be pressure cleaned

Mandatory requirements:

- Roof pitch to be 26 – 45 degrees.
- Roof must either have an overhang of minimum 300mm to a maximum of 750mm, with closed eaves and moulded junction detail between the eaves and wall, or must be cropped with moulded detail incorporating the gutter.
- Garage roof to match dwelling.
- All chimneys to be designed as integral elements to the structure and to match the wall finish.
- Veranda roofs may have lesser pitch than house roof on motivation from architect.

Mandatory materials:

- Roof tiles to be concrete through colour - MARLEY "Modern" - colour: Antique Rustic slate.
- Gutters - white seamless aluminium: shape - square or moulded profile.
- Downpipes - square/rectangle section PVC natural white and if painted to match wall colour. To be placed approximately 200mm from corners of house or 200mm from the quoining if applicable.
- Dormers - cladding material to vertical panels to be ship-lapped fibre cement sheeting (no wood grain), and only when brickwork is not achievable - to be finished to match walls.
- Fascias - Fibre cement permitted. Barge boards - fibre cement. On special application and motivation PVC, fibre glass-type products could be considered. All painted white.
- Ridges - When required ridges to be sealed with a continuous membrane and painted with Plascon Nuroof - Atmosphere Grey (TRP200).

Skylights

There are many different types of skylights, but the two most common types include the curb-mounted skylight and the frame-in-place skylight. The Curb-mounted skylight sits inside a purpose-built wooden frame that sits on top of the roofline, while frame-in-place skylights sit inside a frame that is flush with the roofline.

The sun tunnel or tubular skylight is another popular choice – The flexible design allows it to be installed in awkward areas, making them a perfect fit for small, dark areas, such as guest loos, bathrooms, storage spaces, and kitchens for example. From the outside, they look like small domes that protrude from the roof. Their small size minimizes heat loss in winter, and heat gain in summer, and their impact on the architectural integrity of the home.

Skylights can be domed or flat – dome shapes are structurally much stronger than their flat counterparts, and they are also able to expand and contract more easily with weather changes than a flat shape, which increases their durability.

You can also choose between fixed and vented skylights. A fixed skylight remains in place and cannot open and close, while a vented skylight is one that can open and as its name implies, provide the interior of your home with added ventilation. This is an ideal choice for rooms with little or no ventilation, and areas in your home that are hot. Most vented units crank open manually using a purpose-built pole. Alternatively, you can have them motorized to open electrically at a push of a button.

The size: The general rule of thumb, the size of a skylight should be approximately 5% of the floor area of a room with many windows and less than 15% of the floor space of a room with few windows.

Approval Process

All skylight installations need to be presented to the Langford Design Review Committee for approval.

5.

WALLS (DWELLINGS AND GARAGES)

Mandatory requirements:

- All walls to be built with clay or cement masonry.
- Double skin external walls, bagged and bitumen sealed.
- Horizontal plaster bands and mouldings are encouraged.
- Smooth plaster and paint.
- Facebrick (feature walls, plinths, bands and cornerstones (if required) (facebrick samples to be approved).
- Stone (or imitation thereof) – plinths only (if required), (Smart stone to match existing, Natural stone samples to be approved by DRC before installation on site; Application to be submitted with sample, details and photographs)
- A combination of any two of the above.
- All plinths to be of the same finish as the external walls, facebrick and/or stone.
- Plinths may not protrude beyond the main wall thickness.
- Plinths are limited to 680mm above finished ground level and must therefore step down the slope of the erf where required.
- Plinths that detract from the architectural style are not permitted.
- All structures on the property to be designed and finished in unison.
- Parapet and gable walls and discouraged, however may be permitted when extending where currently existing.
- Corbelled brickwork below wall plate creating stepped effect is discouraged, however may be permitted when extending where currently existing. Must have a minimum overhang.

Specific exclusions:

- Rough, textured, pigmented or bogged plaster.
- Precast panels and concrete bricks and blocks.
- Flying beams.
- Reflective surfaces.
- Decorative elements for example Cape Dutch, Spanish, Tudor.
- Glass brickwork.
- Painted arches for example Gothic, Spanish.
- Cement facebricks.
- Triangular shaped glass feature windows in gables.

Mandatory Plascon Paint Colours (Approved Range):

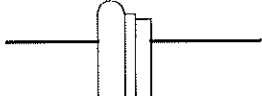
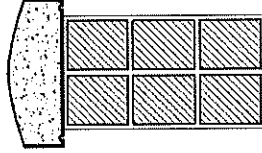
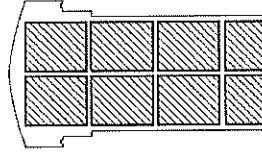
- Coitmeal WAA5
- Pebble Beach WAA80
- Serious DC13-37
- Silver DC13-38

Mandatory Dulux Paint Colours (Approved Range):

- Chalk Stone
- Stoneware
- Columns, plaster bands and stringers to be painted with – Dulux Roofguard – Coiffage White D174-034

Permitted facing materials:

- Facebrick: only Freight Satin is permitted. The lightest shade of blue is encouraged when using Fireside.
- Imitation stone: only Smartstone Wynberg Walling (colour: Sandstone) and Wonder Rock St James range (colour: Stone, Sandstone or Dark Sandstone) and Those Stones (colour: Savannah or Sandstone) are permitted.
- Cladding to be applied to create a general horizontal look. To achieve this, rectangular units to be horizontal and not vertical.



plaster wall coping

precast concrete wall coping

suggested dado moulding

6.

WALLS (GARDEN AND BOUNDARY)

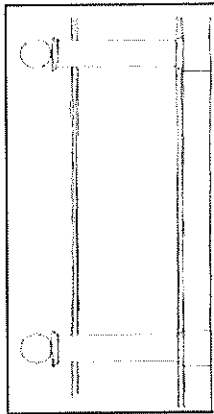
Mandatory requirements:

- All boundary walling must be finished to match the dwelling in appearance.
- Plinths, mouldings, copings and columns are encouraged.
- Steel palisade may only be used as in-fill panels and must be utilised between panels or piers.
- Walls may be constructed using clay, cement or concrete bricks or blocks.
- Copings and mouldings may be precast or plastered.
- Timber post & rail fencing is permitted – natural – max 1.2m in height.
- Galvanised, and PVC mesh attached to post & rail and steel palisade fencing is permitted for safety and pet purposes – to be attached to the internal face.
- Horizontal jointing of the brickwork may be expressed.
- Maximum height of yard walls - 2.1m.
- Maximum height of all other boundary walling - 1.8m.
- Front, street facing walling to be set back from the facade of the buildings by a minimum of 500mm, and no common side boundary walling may extend beyond this line towards the street.
- No walling is permitted beyond or in front of the buildings towards the street, except on corner sites, with permission from the DRC.

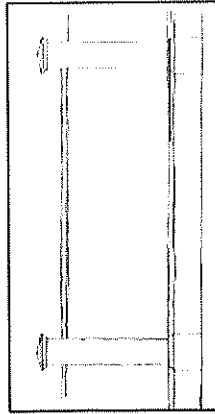
Specific exclusions:

- Timber forest style fencing.
- Picket fencing.
- Electric fencing – except approved animal restraining system.
- Glass brickwork.
- All chicken mesh style, wire or steel palisade fencing.
- All precast fencing.

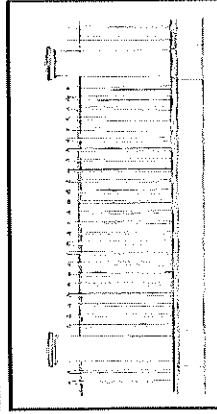
- Green flat top "Ferro Art" fence may be used for pool safety fence only, DRC to approve samples.
- No free standing palisade fencing allowed.
- Textured, bagged or tinted plaster.
- Concrete palisade.
- PVC timber copy.
- Razor wire.
- Lattice boundary fencing.
- V-Profile steel palisade fence.



1.8m HIGH MAXIMUM
WALL DETAIL WITH CONC.
BALLS. MIN 4500mm
BETWEEN PIERS



1.8m HIGH MAXIMUM
WALL DETAIL WITH
CAPPING. MIN 4500mm
BETWEEN PIERS



1.8m HIGH MAXIMUM
PALISADE DETAIL. MIN
4500mm BETWEEN PIERS

7. WINDOWS, EXTERNAL DOORS AND SHUTTERS

Mandatory requirements – Windows:

- Windows to be white epoxy coated aluminium or natural hardwood.
- Windows to be side or top hung or sliding sash. Minimum section size to be 44mm.
- Semi-circular window heads are permitted.
- Windows and doors to have plaster bands – painted white. Minimum 130mm to maximum 200mm by 14mm.
- Circular windows are permitted - min size 450mm diameter.
- All windows and doors to conform to the detailed schedule and to have a vertical aspect.
- All bay windows with tiled roofs to receive an aesthetically acceptable flashing.

Specific exclusions:

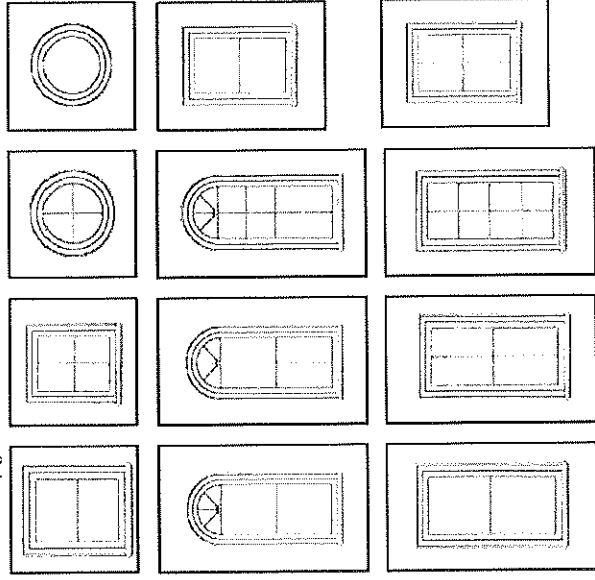
- Glass blocks.
- Winlocks.
- Fake softwood shutters.
- Louvered windows.
- Reflective, solar or tinted film glass.
- External or ornamental burglar guards.
- Irellidor-type, i.e. sliding, burglar guards to windows.
- Square windows by application and motivation.
- Any size or shape that does not conform to the detailed schedule.
- Horizontal sliding windows.
- UPVC windows.
- Steel windows.

Mandatory requirements - External doors:

- External doors to be white powder coated aluminium or white painted treated hardwood, or natural hardwood to match hardwood windows.
- Glazed doors are permitted.
- Large openings to have sliding or stacking doors with mullions to suit architectural style.

Specific Exclusions:

- Pressed metal doors.
- Ornatly carved or railway sleeper doors.
- No security gates to external doors.



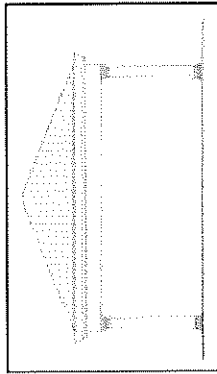
8. GARAGES, CARPORTS AND GARDEN PAVILIONS

Mandatory requirements:

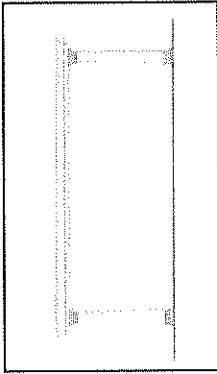
- Each dwelling to have a minimum of one double or two single garages.
- Garages can be either free-standing, attached or an integral part of the dwelling.
- Garages must be connected to the dwelling by walling or enclosed courtyard.
- Garage doors to be either timber or fibreglass (must be opaque) - fill-up or sectional slide over - with raised and fielded panels - painted white - garage or carport doors to match window frame colour.
- Garden Pavilions and Garages must aesthetically match the dwelling, no flat roofs are allowed.
- Garden Pavilions need to adhere to the same design code as carports, with round columns or brickwork piers with all sides open. Enclosing Pavilions may be considered, subject to a special concept application submitted to the DRC for consideration.
- Minimum size of 16 square meters and a maximum size of 20 square meters.

Specific Exclusions

- Shade cloth.
- Sheeting.
- Precast garages.
- Glazed or perforated garage doors.
- Free standing structures will only be considered on formal application to the DRC.



PERMITTED



NOT PERMITTED

9. VERANDAS, BALCONIES, PORCHES, BALUSTRADES AND LOFTS

Mandatory requirements:

- Each dwelling is to have a minimum of one covered veranda of not less than 4m in length and 3m in depth.
- The verandas are to be designed to form an integral part of the dwelling or attached lean-to solution.
- Main structure balustrades must either be hot dipped galvanized steel (painted black or white), aluminium (black or white) or timber (hardwood - painted either black or white). No combination of the above will be allowed.
- Columns must be round or square - and conform to the detailed schedule. Must have a base and capital. No external projections allowed, except where garden sloped terraces separate the main house from the terrace and timber decks are introduced.
- Lofts to be in the roof space of the dwelling and are considered as a storey.

Specific exclusions:

- Creosote gum poles.
- Precast balustrades.
- Shade cloth.
- Awnings.
- Solid brick panels to balustrading.
- Lean-to roofs.
- Glass inserts or glass balustrades.
- Precast structures.

VERANDA ENCLOSURES

It is important to note that the original concept of Langford Country Estate is that all homes are to have a veranda as an important element of the style of architecture. The enclosing of verandas could alter the concept and totally spoil the theme of the Estate, and should only be considered for protection against adverse weather conditions.

Formal application to enclose a veranda must be submitted to the Design Review Committee and will be considered on merit. Approval will only be granted where the aesthetic concept of the Estate is not compromised.

Mandatory requirements:

- Veranda enclosures to conform to the Design Code.
- The frameless glass must be mounted behind or between the columns or structural elements of the veranda.
- Storm and roll-down canvas blinds will be considered on application to the DRC.
- Detail of supplier/installer.
- Once approved by the DRC, plans need Local Authority approval.
- No early commencement of work is permitted.

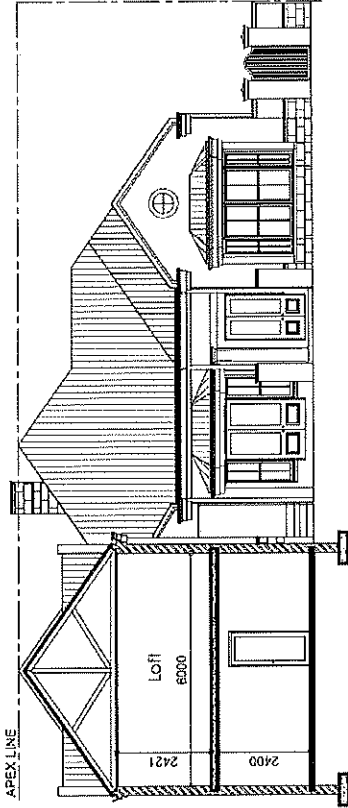
Specific exclusions:

- No transparent inserts (window type) are permitted.
- Upper verandas may not be enclosed.

10. ROOMS ABOVE GARAGES, NOT BEING AN INTEGRAL PART OF THE HOUSE

Mandatory requirements:

- Apex of roof of rooms cannot exceed apex of main roof of house where possible, and only with approval of the DRC. (See annexure 12).
- Rooms above garages not being an integral part of the house must conform to building line regulations.
- To conform to building line regulations.



11. DECKS AND PLATFORMS

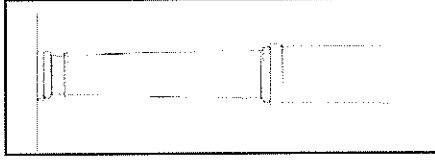
Mandatory requirements:

- Decks only permitted within a solid or framed structure (plinth).
- Each application to be considered on its own merits by the DRC.
- Balustrade to match style and colour of window frames.
- Balustrade colour to be selected depending on the part of the main house, may be painted white or natural timber if placed on the deck to match.

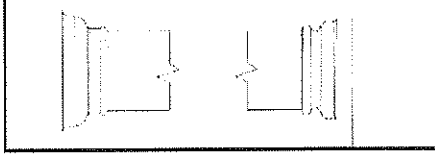
12. COLUMNS

Mandatory requirements:

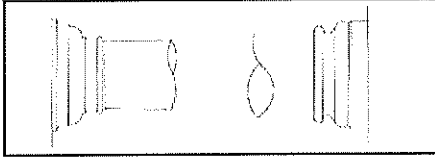
- All columns must conform to the detailed schedule.
- All columns to be smooth and painted.
- All columns must be precast or cast in-situ.
- Capitals and bases/plinths to all columns.
- Columns proportions to be min 1:8 and max 1:5.5 (diameter to height).
- Tapered columns are permitted.
- Corinthian, Ionic and all other decorative columns are not permitted.
- Columns may not be fluted.
- Square columns are to be finished as per the dwelling with mouldings at top and bottom.



Round Columns on square column base

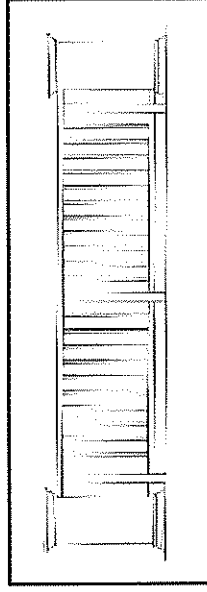


Square columns, plastered and painted with applied mouldings painted a different colour to the column.

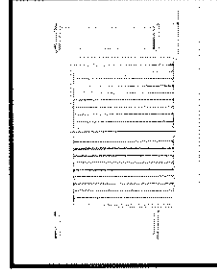


Round columns with base and capital in pre-cast or in-situ concrete

13. EXTERNAL BALUSTRADES



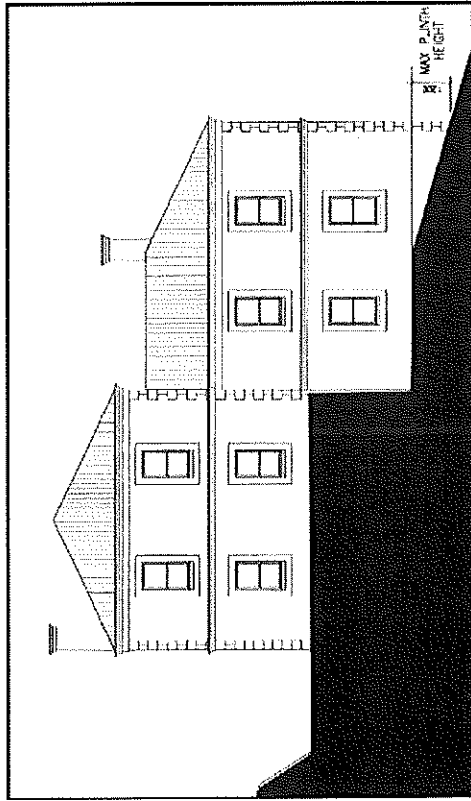
14. GATE STYLES



- Driveway gates are not permitted.

15. **MASSING**

- Plinth 600mm; site would dictate.



16. **MAX 1200mm PLINTH TO ACCOMMODATE DIFFERENCE IN HEIGHT BETWEEN FGL AND GROUND FLOOR**

16. **LIGHTING**

Mandatory requirements:

The recommended style and scale for light fittings are:

- External light fittings :
 - HOR 001 Hornley Standard Bracket
 - HOG 001 Hornley Gooseneck Bracket

Any deviations/suggestions other than the above are to be presented to the DRC for consideration and approval as they must match the Estate lights.

17. **STAFF QUARTERS**

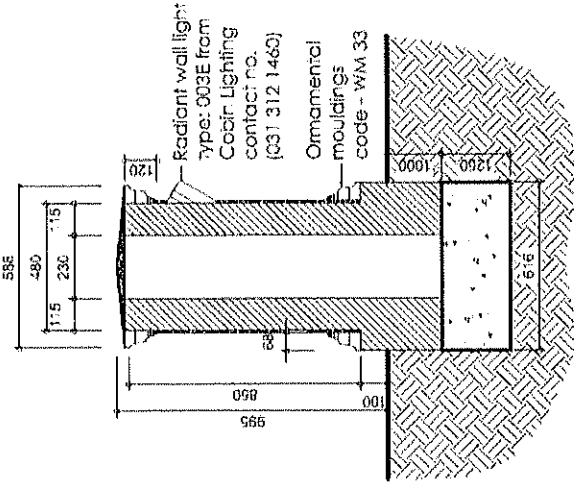
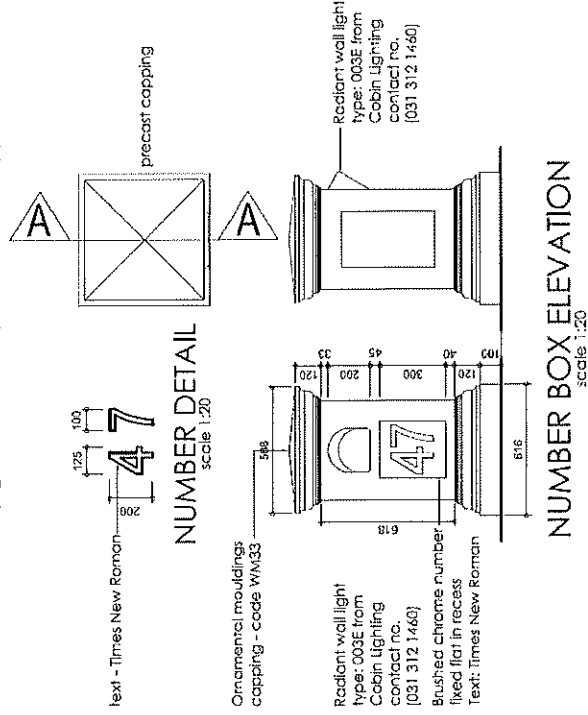
Mandatory requirements:

- Staff quarters are to be designed and finished as an integral part of the dwelling or the garage.
- Rooms are to a minimum of 3 x 3.6m and must have attached bathrooms.
- Staff quarters may not be nearer the street than the main dwelling and/or garage.
- Staff quarters, toilets and kitchen doors must open onto screened patios or yards - not to be visible from the street or neighbouring properties.

18. **BOUNDARY DRIVEWAY PLINTHS**

Mandatory requirements:

- Each dwelling must have a minimum of one driveway plinth, incorporating the house number and driveway light.
- Plinth driveway light to be linked to photocell for security purposes.



19. **DUCTS UNDER DRIVEWAYS**

Mandatory requirements:

- Two 110mm diameter heavy duty PVC ducts must be provided under the driveway - laid 600mm below driveway level and to extend a minimum of 1m on either side of the driveway.
- Each duct must have a draw-wire and end caps.

20. **FIBRE DUCTING**

Mandatory requirements:

- A 38mm PVC duct with draw-wire must be provided from the dwelling connected to the manhole reticulation at the property boundary.

21. **STRUCTURES THAT WILL BE CONSIDERED FOR APPROVAL BY THE DRC**

- Jungle gyms (subject to DRC approval, to a maximum size of 1.8m x 1.8m x 1.8m to apex. Submission to include a location plan.)
- Doll houses (subject to DRC approval, to a maximum size of 1.2m x 1.2m x 1.8m to apex.)
- Trampolines (recessed : 4x4m x 2.6m / max 150kg)
- Trampolines (round : fbc)
- Fire pit : fbc
- Boma : fbc

These still require DRC approval.

22. **ALTERATIONS, ADDITIONS, MAINTENANCE AND IMPROVEMENTS TO EXISTING DWELLINGS – to comply with this BDC – refer clause 3**

This includes but is not limited to:

- Air conditioners
- Water harvesting
- Solar panels
- Landscaping
- External painting of dwelling
- Boundary walls and fencing
- Decks
- External lighting
- Skylights
- Veranda enclosure and blinds

Mandatory requirements:

- A DRC Fee is payable depending on the extent of the addition or alteration, which fee may be adjusted from time to time.
- All design features to match that of existing building.
- Approval by the DRC by way of formal plans being submitted.
- The Principal Agent/Architect needs to be retained for the duration of the addition or the alteration for effective management of the site.
- Where engineering services are required, an engineer needs to be appointed.

- All building protocols would be in force for the duration of the work. These include kerb deposit, shade cloths, material storage, labour control etc.
- Alternative building contractors may be considered to do specific alterations or additions – a detailed CV should be submitted to the DRC. If approved the contractor would need to sign the Contractors Protocol. The idea is that an "Alteration Contractors List" be developed.
- Once approved by the DRC, the plans need Local Authority approval.
- No early commencement of work is permitted.
- Landscaping design code will need to address the elements to be used in garden areas. Maximum of 10sqm. – Exceeding this to be submitted to the DRC.

23. **GEOTECHNICAL REPORT**

Each freehold property will be required to deal with their individual Geotech conditions as a council requirement.

24. **STORM WATER MANAGEMENT PLAN**

Each owner will be required to submit a detailed Storm Water Management Plan (SMP) to the DRC together with the official plan submission. This plan is to be prepared, and the construction thereof overseen, by a registered engineer, and certified by engineer once completed.

This plan is to indicate how the storm water on the property is going to be dealt with during and after construction of the dwellings etc. and is to comply with the Environmental Management Plan (EMP), which forms part of the Land Purchase Documentation – a copy of the EMP is available from the Langford Country Estate Sales Office.

25. **JOJO TANKS & ALTERNATE WATER HARVESTING OPTIONS**

Formal application to install rain water harvesting system must be submitted to the DRC and will be considered on merit. Approval will only be granted where the aesthetic concept of the Estate is not compromised.

Water harvest installations are to be appropriately screened as per this BDC.

Installation by approved plumbers only.

DRC submission must be done through approved Estate Architect – per application.

Permitted

- Precast Jojo tanks or similar / approved;
- Colour – to match dwelling;
- Underground tanks – designed by Engineer;
- Vertical wall mount tanks – by application.

Not Permitted

- Silver corrugated tanks.

26. **LANDSCAPING DESIGN AND INSTALLATION**

The design and installation of the landscaping is to conform to the Environmental Management Plan (EMP) as well as to the LDC and is to incorporate the Storm Water Management Plan (SMP).

The landscaping plans should be submitted, together with the building plans, to the DRC for approval. Only once the approval of the DRC has been obtained may any construction on the site commence.

The installation of the landscaping is to be complete before the Local Authority may issue the Occupation Certificate for the dwelling.

The Local Authority should only issue the Occupation Certificate once the DRC has issued their Confirmation of Completion - this includes the completion of the dwelling as well as the completion of the landscaping. These elements must be completed in accordance with the plans as initially approved by the DRC, or any subsequent, approved amendment thereto.

A planting plan is to be submitted for any dry stack retaining walls. This plan should indicate the plants species to be used. Please note that plant species should give full coverage within one growing season.

27.

INSTALLATION OF STAND-BY GENERATORS

The installation of household generators at Langford Country Estate is not allowed.

The Board therefore ONLY supports the installation of inverters.

Specifications of the generators currently approved and installed:

- Location plan of the generator in relation to buildings and neighbouring properties and buildings.
- Electricity lay-out plan showing details of the connections to and from the generator.
- A Fire Protection Plan.
- Envisaged noise level output measure in decibel.
- Name of competent accredited person (electrician) that will oversee the installation and issue a Certificate of Compliance (COC).
- Proof of submission of plans indicating the generator and electrical connection detail to the electrical Supply Authority, and their acknowledgement/approval, if so required by the Supply Authority.

The following must be taken into consideration:

- The noise level of the generator should not exceed 50db at 6m distance from generator.
- The noise level will be tested by Management subsequent to installation to ensure compliance.
- Only one diesel-driven, single phase generator of maximum 6 KVA (26 Amps – 6000 wattage) per home will be allowed. The rated amount of wattage used per home should therefore be approximately 90% (5 400 Watts).
- The generator should be of the household, "silent" sound proof type with an automatic/emergency switch-off capability.
- The generator should be seen as an emergency back-up and should only operate during power failures / load shedding.
- The generator should be installed within the boundaries of that particular stand, on a raised plinth inside a ventilated, dry, screened area in accordance to the BDC, away from any gas cylinders.
- At least 1 handheld fire extinguisher should be installed on a wall near to the generator and should be within easy reach in case of an emergency.
- The generator should not be installed in the garage or any other room.
- No gas cylinders to be stored in the same building as generators.

- The generator should be installed by a qualified, competent person (electrician).
- The generator should be properly grounded / earthed.
- Diesel fuel for the generator may be stored in the fuel reservoir of the generator, but not in separate containers.
- All generators have to be switched off between 22h00 at night and 06h00 the next morning.
- The generator should be connected through a sub - Electrical Distribution Board (DB)/Control Panel in the home. This should be labelled "DANGER GENERATOR CONNECTED". The circuit on the main DB where the sub - DB is connected should also clearly be marked.
- The Control Panel shall include at least:
 - A main circuit breaker
 - A manual changeover switch
 - The wiring of the generator should be connected to one phase on the DB Board and phase to each circuit breaker where power is required, bearing in mind the rated wattage used in the residence during power failures.
 - Proper heavy-duty power cables should be used and should be concealed and/or covered.

Commissioning of generator:

- The installation will be inspected for compliance to the above once complete.
- NB The generator may only be used once the installation is approved and a COC by a competent person have been issued.

- The generator may only be used once the necessary approvals have been obtained from the Supply Authority, if so required by the Supply Authority, as indicated earlier.

Disclaimer of liability

The HOA cannot be held responsible for any damage or health hazard caused by the use of any machinery, generator etc. It is the responsibility of the owner/tenant to ensure compliance of all machinery installations with SANS 10142-1.

28.

PHOTOVOLTAIC SOLAR PANELS

- DRC approval is required prior to any installation taking place.
- Applicants to provide proof of its application to Local Authorities, and ultimately approval thereof before any installation may take place.
- Applicants must at all times comply with local, regional and national bylaws, applicable to Solar installation.
- Applicants must at all times comply with NERSA's (National Energy Regulator of South Africa) proclamations, applicable to Solar installation.
- Applicants will be allowed to install a maximum of 10 (Ten) solar panels not exceeding 20m², subject to Design Review Committee approval.
- Elevation drawings must be submitted whereon the positions of the panels and dimensions thereof must be clearly indicated.
 - Panels must be installed flush with the gradient of the roof;
 - Panels must be grouped in one batch only, and where possible follow the triangular shape of the roof hips and/or valleys;
 - Colour of frames and panels to be charcoal in appearance;
 - All installed panels must meet the required SABS standard;
 - The battery reserve must be installed in a concealed well ventilated area;
- A Certificate of Compliance (COC) to be issued by a qualified person.
- The DRC reserve the right to recommend, motivate or request adjustments to the application, placed before the DRC.

GENERAL**Mandatory requirements:**

- All driveways and parking areas to be clay paved with burgundy pavers on sand bedding with edging and concrete haunching.
- Air conditioning units are to be discretely positioned and screened.
- Lattice screens are permitted – painted white or natural hardwood to match natural hardwood windows.
- Satellite dishes are to be discretely positioned, subject to Manager's approval.
- Satellite dishes to be painted the same colour as the dwelling.
- Service areas - to be walled (min height 2.1m).
- Washing lines are to be incorporated into courtyards.
- No dogs' kennels are to be visible from the street and neighbours – to be placed in the courtyard where possible.
- No temporary structures are allowed, e.g. garden sheds, wendy-houses etc.
- No partial burglar guarding allowed.
- No burglar guarding permitted to external doorways.
- External plumbing - must be hidden from the street and neighbouring properties.
- Mechanical equipment e.g. Air conditioning, pool pumps, heat pumps etc. must be designed into buildings or screened from view of the street and neighbours. Pipes, ducts and grilles to be chased to walls or housed in 100mm wide trunking painted the colour of the house walls.
- External lighting may not shine onto adjacent properties and should be of a subdued nature.
- Pool fencing or netting to conform to all relevant building regulations.
- Burglar alarms are to be non-audible and are to be fitted by an approved security contractor.
- No storm water may be discharged, whether in sheet or concentrated flow, onto neighbouring properties.
- All storm water must be discharged into the storm water reticulation system provided or as approved by the DRC.
- Swimming pool discharge may not be discharged into the sewer system.
- Each dwelling must have a 3-compartment septic tank (3m³ in size).
- A grease trap must be provided outside each kitchen or as required by the DRC.
- A 90° T-junction ("TIE") to be installed between the septic tank and air connection for possible taking of samples for testing purposes in future.
- All boundary hedges to a maximum height of 2.1m.
- Vegetable gardens may not be visible from the road.
- Gas bottle storage may not be positioned on the boundaries unless it complies with council requirements and is installed with a certificate of compliance. A maximum of 100kg per property.

Specific exclusions:

- Deviations from the approved drawings are not allowed, unless variations/deviations are resubmitted and approved by the DRC prior to construction thereof.
- Unpainted plaster, unplastered brick and concrete block walls (excluding face and stone walls).
- UPVC "broché lace".
- Exposed metal chimney flues.
- Portable pools.

ACKNOWLEDGEMENT

The Owner and contractor acknowledge that the above document is fully understood and undertake to fully comply with the above points, 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 the Contractors, sub-contractors, or owners.

It is hereby placed on record that should the Owner, the Contractor or any sub-contractors fail to comply with the terms and conditions of this document, the Owner as the responsible party, would be in breach of agreement, and should the Owner fail to remedy such breach within seven (7) days from date of delivery of a notice by the HOA to this effect, the HOA will have the right inter alia:

- a. To apply for an interdict on an urgent basis to prohibit any further building works on the premises and/or to rectify any transgressions, the costs whereof will be borne by the owner.
 - b. To be entitled in addition to clause "a" above to calculate any damages that the HOA has suffered on account of the breach of contract by the Owner and be entitled to without derogating from any other remedies available to the HOA in Law; institute a claim for damages suffered as a result of such breach of contract, which costs will also be borne by the owner.
 - c. To be entitled in addition to clause "a" and/or "b" above to, in terms of the Memorandum of Incorporation, impose a system of fines and other penalties as resolved by the HOA from time to time.
 - d. To be entitled in addition to clauses "a" and/or "b" and/or "c" above to perform the work and/or services which is required to be done or provided, or to rectify the breach, at the expense of the member and shall be entitled to recover all expenditure in connection thereof from the member, together with interest calculated thereon at prime bank rates, for the period date of expenditure to date of payment.
- These options will not limit any other remedies that the HOA have in Law.