



BUILDING GUIDELINES 2021

1. Introduction

This set of Building Guidelines controls the architectural and environmental identity of Yellow Wood Estate. It has been compiled by the developers and their professional team. This Aesthetics Committee will ensure that the Building Guidelines are complied with during the design and construction phases. The Building Guidelines have been carefully developed so as to establish a timeless architectural identity throughout the Estate.

The general building style in Yellow Wood Estate is in the Balinese Style / Bali Style. The control elements are, amongst other things; the covering, pitch and colour of the roofs, exterior paint colours; the street and environmental interfaces; the window design and colour and the colour and design of garage doors. By controlling these elements, the full potential of Yellow Wood Estate will be realised as it is being developed, and in turn will ensure that your investment as homeowner grows in future.

2. General Principles

- 2.1 The Deed of Sale and or the deed of transfer in terms whereof the erf was brought states that owners become members of the HOA which entails that all owners must comply with the Building Guidelines.
- 2.2 Owners are encouraged to use the existing trees on the Erf where possible and the use of only indigenous trees when new trees are planted.
- 2.3 Construction of houses within the estate must commence and be completed within the prescribed periods

- 2.4 The appointed Architectural Professional will ensure that the Building Guidelines are complied with during the design phase and conduct regular inspections to ensure compliance with the approved building plans and regulations.
- 2.5 The appointed Architectural Professional must approve all building plans prior to the building plans being submitted to the Local Authority for approval.
- 2.6 The approval by the appointed Architectural Professional does not exempt the owner from any other legislation, bylaws or regulations that may be applicable by any statutory body with control over the Estate.

3. Appointed Architectural Professional

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4. Control Elements

4.1 Density

- 4.1.1 Only one primary dwelling per Erf is permitted.
- 4.1.2 All secondary buildings such as “Granny Flats” must also be constructed in accordance with these Building Guidelines.
- 4.1.3 No further subdivision of any of the residential Erven is permitted.
- 4.1.4 The consolidation of any two or more adjacent Erven will be allowed.

4.2 Height of Buildings

- 3.2.1 The buildings are limited to 2 (two) storeys.
- 3.2.2 Maximum height of 10 (ten) meters as measured from natural ground level to the apex of the roof.

4.3 Coverage of Buildings

- 4.3.1 The initial building shall not be smaller than 180m² (one hundred and eighty square meters).
- 4.3.2 Total coverage may not exceed 50% (fifty percent) of the Erf size.

4.4 Building Lines

- 4.4.1 All building lines must be strictly adhered to at all times.
- 4.4.2 The appointed Architectural Professional will ensure that building lines are adhered to with the initial layout of the building.

4.5 Driveways

- 4.5.1 The driveway access to the road may not exceed 4.8m (4800 mm) in width.
- 4.5.2 All driveways to be paved with normal square bevelled paving in grey.
- 4.5.3 No interlock paving or concrete driveways permitted.
- 4.5.4 Painting of driveways not permitted.

4.6 Walls and Columns

- 4.6.1 All walls to be smooth plastered and painted within the approved Yellow Wood Estate colour palette.
- 4.6.2 Plumbing pipes are to be suitably concealed within walls or ducts and may not be exposed to exterior.
- 4.6.3 All columns must be square build columns, smooth plastered and painted within the approved colour palette.
- 4.6.4 No precast, round or decorative columns will be permitted.

4.7 Approved Yellow Wood Estate Colour Palette

- 4.7.1 Walls and Columns
 - Plascon Fever Tree (BBO 602)
 - Plascon Cape Fynbos (BBO 608)
 - Plascon Misty Valley (BBO 609)
 - Plascon Island (BBO 611)
 - or similar approved
- 4.7.2 Paving – Grey (no coloured paving permitted)
- 4.7.3 Windows – Bronze in the “Swartland” Kenzo range or similar approved.
- 4.7.4 Garage Doors – Rustic Bark in the “Swartland” Hydro range or similar approved.
- 4.7.5 Roof Tiles – Farmhouse Terracotta in the “Coverland” range or Antique Terracotta in the “Marley” range or similar approved.

- 4.7.6 Clear-Vu – Any of the colours as per 3.7.1 above, and Black with the use of Clear-Vu.

4.8 Windows and Doors

- 4.8.1 All windows to be aluminium in accordance with “Swartland” Kenzo range of windows in bronze colour or similar approved.
- 4.8.2 All sliding doors and/or fold-a-side doors to be aluminium in bronze from the “Swartland” Kenzo range or similar approved.
- 4.8.3 All garage doors to be aluminium or steel horizontally slatted, sectional type doors from the “Swartland” Hydro range or similar approved. All garage doors to be Rustic Bark in colour. No wooden garage doors permitted. Only double garage doors permitted.
- 4.8.4 No single garage doors permitted.
- 4.8.5 In the event that burglar bars are fitted these must be internal.

4.9 Roofs

- 4.9.1 Roof finishes are to be “Coverland” or “Marley” or equivalent through colour concrete roof tiles in the Double Roman profile.
- 4.9.2 Ridge and verge tiles to be square profile (v-profile) and similar in colour as the roof tiles.
- 4.9.3 Colours limited to Farmhouse Terracotta or Antique Terracotta.
- 4.9.4 Primary roof pitch to be 30° (thirty degrees) and secondary roof pitch to be 17.5° (seventeen comma five degrees).
- 4.9.5 Roof design must be in the Balinese Style and no gables will be permitted.
- 4.9.6 Overhang on roofs to be 0.6m (600mm).
- 4.9.7 All roofs to be fitted with SABS approved underlay and radiant barrier.
- 4.9.8 All louvres on roof to be LC Type steel louvres to be painted in Terracotta.
- 4.9.9 All exposed wood to be treated with creosote.
- 4.9.10 No facias permitted.
- 4.9.11 No lean-to roofs will be permitted.

4.10 Electrical Supply

All erven will be equipped with prepaid electricity meters.

4.11 Geysers

4.11.1 Geysers must be either split unit type solar geysers where the geyser unit (reservoir) is appropriately mounted in the roof space above the ceiling and only the solar heating panel may be mounted on the roof.

4.11.2 Or gas geysers where the unit is suitably screened of.

4.11.3 No geysers unit (reservoir) may be mounted externally on the roofs or onto the external walls of the building.

4.12 Air-conditioners

Only inverter, split type air-conditioners are permitted.

4.13 Ovens and Stoves

All stoves to have gas hobs. Either gas or electrical ovens will be permitted.

4.14 Boundary Walls

4.14.1 Sides and back boundary wall to be brick wall, plastered and painted in approved colour palette to a height of 1.8m (1800mm).

4.14.2 Side and back boundary walls are compulsory while street front boundaries are in the discretion of the owners.

4.14.3 Street front boundary to be brick wall, plastered and painted in approved colour palette similar to the side and back boundary walls. Alternatively street front boundary can be brick columns, plastered and painted in approved colour palette with clear-vu panels to a height of 1.8m (1800mm). Clear-vu panels must be black in colour. No other colour will be permitted.

4.14.4 No electrified fencing permitted on boundary walls.

4.15 Entrance Gates

4.15.1 Entrance gates to be 4.8m (4800mm) wide and 1.8m (1800mm) high.

4.15.2 Permitted materials for use on entrance gates are steel; wood; clear-vu panels.

4.15.3 All steel to be painted in permitted colour palette as per clause 4.7 above.

4.15.4 All wood to be treated with a suitable exterior wood treatment.

- 4.15.5 The use of reflective materials such as stainless steel, glass, mirrors, galvanised steel or aluminium will not be permitted.

4.16 Outbuildings

- 4.16.1 Separate garden sheds, braai areas, Wendy houses etc will not be allowed all must form part of the main structure.
- 4.16.2 No carports will be permitted.
- 4.16.3 Yard and screen walls should be similar to the basic materials and colours of the building.
- 4.16.4 Shade netting will not be allowed.
- 4.16.5 All exposed plumbing and washing lines should be fully screened and not be visible from the street elevations.

5. Building Plan Submission

- 5.1 All building plans must be submitted to the appointed Architectural Professional for approval by the Aesthetics Committee.
- 5.2 All plans necessary for Municipal approval must be submitted together with the fully completed prescribed Plan Application Forms.
- 5.3 The prescribed Plan Application Forms can be obtained from the appointed Architectural Professional as per clause 3 above.
- 5.4 Prior to approval of building plans the applicant will be required to deposit a plan approval fee, or re-submission fee in accordance with the Plan Application Forms.
- 5.5 Owners to ensure that all levies, builders deposit and plan approval fees are paid in full prior to submission of the building plans to the Architectural Professional.
- 5.6 A refundable Builders Deposit of R10 000.00 is payable to the HOA.
- 5.7 After scrutiny of the building plans the Architectural Committee will issue a Plan Report notifying the applicant of approval of the building plans or listing items to be corrected for approval. If not approved building plans are to be re-submitted.
- 5.8 Upon approval the HOA will issue a Building Plan Clearance Certificate indicating that all levies, builders deposit and fees have been paid up in full. The appointed Architectural Professional will then release the approved building plans for submission to the Local Authority.
- 5.9 Upon final approval of the building plans by the Local Authority, a full set of approved plans must be submitted to the HOA.

6. Construction

An applicant may only proceed with construction on issue of a Building Permit by the Architectural Committee. A building permit will be issued at a site handover meeting provided the following conditions have been met:

- 6.1 A copy of the approved municipal building plans have been submitted to the Architectural Committee.
- 6.2 The plan approval fee and building deposit is settled.
- 6.3 The site water connection has been installed by the Local Authority.
- 6.4 A contractor's toilet, conforming to the requirements of the Local Authority, has been erected.
- 6.5 The stand boundary corner pegs have been exposed and confirmed by a land surveyor.
- 6.6 The outline of the proposed structure marked out with profiles or by chalk markings on the erf.
- 6.7 The Builders Code of Conduct, signed by the applicant and the appointed building contractor, has been submitted to the Architectural Committee.

7. Occupation

On completion of construction, the applicant must arrange with the HOA for an internal occupation inspection with the convener of the committee after which an Internal Occupation Certificate will be issued by the HOA on compliance with the following:

- 7.1 An applicant must submit a copy of the occupation certificate issued by the Local Authority in terms of the National Building Regulations SANS 10400.
- 7.2 Written approval of external paint colour, side and street boundaries, roof tiles and colour, paving and gates have been obtained from the Architectural Committee.
- 7.3 All building rubble from your building has been cleared from your, or any other adjacent stand.
- 7.4 Any damages to the road or road kerb caused by your construction have been repaired to the satisfaction of the appointed Architectural Professional.
- 7.5 Your account with the Home Owners Association is up to date.
- 7.6 Your building deposit will hereafter be refunded minus any debits in terms of above occupation inspection.