

MONTE CHRISTO ECO-ESTATE

ARCHITECTURAL MANUAL

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MONTE CHRISTO ECO – ESTATE HOMEOWNERS ASSOCIATION

ARCHITECTURAL MANUAL

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1. INTERPRETATION

Unless the context clearly indicates a contrary intention, an expression which denotes a natural person, includes an artificial person and vice versa:

The following expressions shall bear the same meaning assigned to them below and cognate expressions bear corresponding meaning:

- 1.1.1 “Aesthetic committee” means a sub committee established in terms of Clause 8.2.8 of the Constitution to oversee and enforce the architectural guidelines applicable in the Estate and the approval of building plans
- 1.1.2 “Association”: means the Homeowners Association of Monte Christo Eco–Estate
- 1.1.3 “Committee”: means the Committee established in terms of Clause 6 of the Constitution:
- 1.1.4 “Common property”: means any part of the **Estate** which is not an **Erf**, including all the communal open space, roads, parks, main entrance, sidewalk and property registered in the name of the Association.
- 1.1.5 “Dwelling”: means the house and/or all outbuildings and any other building work on an erf or portion, including all fixtures of a permanent nature.
- 1.1.6 "Manual of Rules ": means the manual issued from time to time according to the stipulations of the rules, established in terms of Clause 8.2.8 of the Constitution of the **Monte Christo Home Owners Association**
- 1.1.7 “Owner”: is the registered **Owner** of an Erf or Portion as registered by the relevant Deeds Office.
- 1.1.8 “Service provider”: means any person and/or entity carrying out development and building service in the estate and shall include but not restricted to, Building contractors, Project managers, Building material suppliers, Developers, Owner Builders. This definition of service provider is not exhaustive and where the interpretation of the paragraph warrants, shall also include employee, agents, casual worker and sub-contractor (“hereinafter referred to as the staff compliment”) of the said service provider that might be appointed for carrying out development and building services in the Estate.

2. INTRODUCTION

- 2.1 The mission of the Association is to create an environment in which the natural beauty of surrounding is enhanced by the architecture and landscaping, allowing for the residents to feel secure and to enjoy tranquility and a sense of openness.
- 2.2 The objective is to achieve an interesting range of mutually compatible house designs within the flexibility afforded by the approved architectural styles, whilst avoiding the monotonous uniformity experienced in many housing schemes.
- 2.3 It is not intended to unreasonably constrain building design, nor establish a “language” or architectural style, but rather a methodology for architects, which will be to the benefit of the residents, and ultimately the general ambience of the area.
- 2.4 In order to achieve a harmonious and aesthetically pleasing environment, certain architectural guidelines are hereby defined.
- 2.5 All new buildings to be erected, alterations or additions to existing buildings, have to be approved by the aesthetic committee of the Association.
- 2.6 The Aesthetic committee shall be entitled to refuse the approval of any building plan(s) for any dwelling, which in their sole opinion and discretion, would detract from the aesthetic appearance of, or reduce the value of other existing houses in the estate, and the Association and/or it’s committees, shall not incur any liability to any person or instance, in doing so.
- 2.7 The Aesthetic committee shall, upon request of the owner to do so, furnish reasons for such rejection of the said building plans.

3. AESTHETIC COMMITTEE

- 3.1 The Aesthetic committee shall consist of not less than 3 (Three) persons, of which;
 - 3.1.1 two or more members of the Committee, appointed by the Committee for this purpose, and
 - 3.1.2 such other person(s), nominated for this purpose, by the members of the Homeowners Association
- 3.2 The main objective of the Aesthetic committee shall be to study all building plans submitted for approval and to make a decision as to the acceptability thereof in view of the objectives contained in 2.1 to 2.4 above, with particular reference to the aesthetic qualities of the buildings intended to be erected.

- 3.3 The Rules and the Process applicable and Fees payable to the Aesthetic Committee shall be set out from time to time in the Manual of Rules of the Monte Christo Eco Estate.
- 3.4 The responsibility for the final approval of building plans, shall at all times vest in the relevant local authority, provided however that plans may only be submitted to the local authority after evaluation and approval thereof by the committee.

4. DEVELOPMENT GUIDELINES

The aim of the design guidelines for buildings is to achieve practical accommodation on a predominantly gentle steep south-facing slope, with sea views mainly to the south.

Fragmented plan forms will enhance view and orientation whilst giving visual form and scale.

All owners shall ensure that the following control measures are respected and maintained, namely:

- the right of privacy of surrounding property owners;
- the views from surrounding residences;
- the obligation to adhere to the conditions of approval of the Eco-Estate;
- the obligation to provide an architectural harmonious development, and
- that an articulate street façade are to be created in order to avoid a wall of buildings, which will enhance views and privacy.

Factors such as views, privacy and orientation for enough sunlight must be considered in placing structures on erven. Dominant wind and rain directions must be taken into account when placing and orienting houses. Consideration must be given to privacy when placing the yard areas and entertainment areas. Suitable screening must be provided to protect private outside areas from neighboring properties, as well as all common areas.

4.1 Building lines:

- 4.1.1 All habitable structures, including verandahs, must be confined within the prescribed building lines.
- 4.1.2 Erven will be subject to a frontal building line of a minimum of 4,5 meters;
- 4.1.3 Side spaces are subject to a minimum of a 2 meters building line;
- 4.1.4 Rear building lines are subject to a minimum of 3 meters;

4.2 Relaxation of Building lines:

- 4.2.1 Written application for relaxation, with proper motivation and full details of intended infringements, must be submitted to the Aesthetic committee;
- 4.2.2 Prior obtained condoning letters from all adjacent property owners must be submitted to the committee together with said Application;
- 4.2.3 Any relaxation by the Aesthetic committee shall however remain subject to the final approval thereof by the local authority;
- 4.2.4 The Aesthetic committee will not consent to the relaxation of building lines, which might affect the view of any neighboring erven.

4.3 Coverage:

- 4.3.1 The maximum coverage and floor area ratio (FAR) of any building, must comply with Section Eight (8) of the Zoning Scheme applicable to the conditions of approval of the Monte Christo Eco-Estate development. The minimum residence area prescribed on the Estate is 120 square meters, with the exclusion of garages, patios and outbuildings.
- 4.3.2 The first floor area (double volume areas to be included) shall not exceed 50% of the ground floor area. Sitting of building must not unreasonably affect the view of neighbors from adjacent erven. Due consideration are to be given to the location and elevation of structures, thus affording the adjacent erven, optimum view and privacy. The floor area of the top story must not exceed 50% of the total floor area of the ground floor in such a way as not to affect the view of the adjacent property behind. If the erf behind has not yet been improved with a dwelling, the design must be in such a way to allow for its "50%" view in future.

4.4 Building Height Restrictions and Landscaping

- 4.4.1 Full height double story houses will be permitted.
- 4.4.2 Double story houses should not exceed 8.5 meters in height, measured from the parallel contour line on the property, to the apex of the roof.
- 4.4.3 Double stories must not exceed 50% of the total floor area of the ground floor, as stipulated in 4.3.2 above. (Also see Coverage 4.3.1).
- 4.4.4 Roof rooms and basements will be allowed.
- 4.4.5 Structures and levels of structures must follow the shape of the landscape to avoid excessively high foundations. Buildings must sit in the landscape and not on top of the landscape.

4.5 Outbuildings

- 4.5.1 No second dwelling, detached from the main house, will be permitted.
- 4.5.2 No outbuilding, detached from the main house, will be permitted.
- 4.5.3 Chimneys, fireplaces and braai's are to be designed and constructed to match the character of the house.
- 4.6 Vehicle Access/Garages
 - 4.6.1 Vehicular access to any erf will only be allowed at one point.
 - 4.6.2 It is required that at least two visitor's parking bays shall be provided on an erf, in addition to the main garages.
 - 4.6.3 No temporary or prefabricated carports will be permitted.
 - 4.6.4 No parking on the roads will be permitted.
- 4.7 Site clearing / Preparation
 - 4.7.1 No excessive cut and fill will be permitted unless the natural state of the terrain is as such, that it is preventative of a reasonable construction.
- 4.8 Waste Pipe / down pipes
 - 4.8.1 Gutters, down pipes and waste pipes are to be unobtrusive and be concealed as far as reasonably possible.
- 4.9 Lighting
 - 4.9.1 Outside lights on an erf and/or building must be low key and unobtrusive to neighbors
- 4.10 Signage Postboxes
 - 4.10.1 Postboxes are to be a simple slot in wall or column
 - 4.10.2 No lettering or numbering larger than 200mm height will be permitted and must be esthetic and non-offensive.
- 4.11 Refuse
 - 4.11.1 Refuse areas must be screened within enclosing walls.
- 4.12 External Aerials & Wires
 - 4.12.1 Television aerials and satellite dishes must be as unobtrusive as possible.

4.12.2 No overhead external wiring will be permitted.

4.13 Sewerage

4.13.1 All sewer pipes are to be constructed in accordance with local authority requirements, and the connections to the mains are to be in accordance with the local authority specifications.

4.14 Water

4.14.1 Water connections shall be carried out by an approved plumber to the full specifications of the local authority and this will be for the owner's account.

4.15 Rainwater runoff

4.15.1 Installation of tanks for the collection and storage of rainwater is encouraged to preserve water. It is however important that the tanks should be concealed or underground. No visible water tanks shall be allowed.

4.15.2 No concentration of runoff onto roads will be permitted.

4.16 Electricity

4.16.1 An approved electrician must carry out all electricity connections.

4.17 Verges

4.17.1 The road verges immediately outside the boundaries will be the responsibility of the erf owner, as far as maintenance is concerned, including grass cutting.

4.18 Boundary Walls and Fences

4.18.1 The use of these elements must be aesthetically pleasing and be designed so as to enhance the build form.

4.18.2 No walling on the street frontage will be permitted.

4.18.3 Internal boundaries are not to exceed 1800mm height measured from average natural ground level.

4.18.4 No prefabricated concrete walling systems, sheet materials and the like will be permitted.

4.18.5 Solid brick walls or walls with open fencing (e.g. metal palisade with brick piers), will be allowed.

4.18.6 The style will be subject to the approval thereof by the Association.

4.18.7 Kitchen yard walls may not exceed 1,8 meters in height, measured from the natural ground level.

4.19 Paving and Driveways which will be permitted are:

4.19.1 Brick paving;

4.19.2 exposed aggregate concrete paving;

4.19.3 cobbles;

4.19.4 Natural stone chip with edging

4.19.5 Pebble paving

4.20 Burglar Bars

4.20.1 Burglar bars must be of a simple rectangular design and placed internally and, if possible, should line up with window mullions.

4.20.2 Must be purpose made to suit the proportions of the windows and style of the building in general.

4.21 Service facilities and Plumbing elements

4.21.1 Gas cylinders, refuse bins, compost piles and clotheslines, should be screened so as not to be visible from the internal streets or neighboring dwellings.

4.21.2 Prominent plumbing elements are to be avoided or be concealed either in the walls or external screens, whilst breather valves are to be used instead of vent stoc.

4.21.3 Solar Panels may be considered but no geysers shall be allowed on roofs. Solar Geyser must be concealed and not be visible at all.

5. LANDSCAPE ELEMENTS

5.1 Compulsory

5.1.1 It is compulsory for the owner of an erf to plant at least four (4) trees on such erf within 12 months of date of purchase of such erf.

5.1.2 Two of the trees are to be planted on the pavement in front of the erf and the other, on the erf.

5.1.3 The trees to be planted are, when fully grown, to be not less than 1.5m in height and shall adhere to the criteria stipulated hereunder.

5.1.4 The owner may purchase the trees and hand it to the Committee to plant it where it deems fit.

5.2 Trees, shrubs and ground covers:

Preferred

5.2.1 Indigenous plant species.

5.2.2 Accepted imports, oaks, olives, planes, palm trees and

5.2.3 creepers such as Bougainvillea and Wisteria

Exclusions

Restricted aliens and invasive species, in particular pine trees, blue gum trees, jacaranda trees or wattle trees are not to be grown.

6. ARCHITECTURAL STYLES

The aesthetic committee does not wish to impose any specific architectural style but rather guidelines which will assist in establishing a flexible design.

The table below indicates, in general terms, the elements and colors considered acceptable at Monte Christo Eco-Estate and those that will not be allowed.

Classification	Acceptable	Not Acceptable
External Walls	Plaster & Paint Selected face brick Natural stone	Unpainted block or brickwork Scalloped plaster Multi use material Precast or pre-fabricated Timber or fibre sement Painted brickwork
Wall Colours	Pastel / Earthy shades	Bright colours and white
Roofs	Double pitched Mono pitched Hipped Maximum 45 degree pitch Minimum 22 degree pitch Flat concrete roofs	Non Para petted flat roofs
Roof finish	Natural thatch Shingles Natural slate Fiber cement slate Corrugated type roof profiles Concrete roof tiles Clay tiles Flat concrete roofs with pebbles	Unpainted steel White, metallic, reflective colours Unpainted corrugated iron or asbestos IBR sheeting painted or unpainted Corrugated asbestos/fibre cement Sheeting Reflective steel roof sheeting

Classification	Acceptable	Not Acceptable
Boundary wall and enclosures	Plastered and painted Face brick Galvanized and epoxy coated steel palisade with brick pillars and foundation walls	Vibracrete, pre-cast walling Wire mesh Unpainted blocks Corrugated sheet metal Razor wire Electrical fences on the walls of Dwelling inside the estate Timber
Levels	Double story maximum of 8.5 m Loft rooms (room in roof) permitted within the permitted height	Multi storey
Landscaping	Only indigenous species according to suggested list provided	Exotic invasive species Obnoxious weeds / plants
Internal design		
Windows	Timber Anodized Aluminum Epoxy coated Aluminum UPVC Shutters	Steel windows Light coloured aluminum Light coloured UPVC
Doors and Frames	Timber Anodized Aluminum Epoxy Aluminum UPVC	Steel
Garage Doors	Timber Epoxy coated Aluminum	Steel
External Balustrades	Galvanized and epoxy coated steel Anodized and epoxy coated alum. Timber natural or painted	Any corrosive material Steel paneling Light coloured steel or aluminum

Classification	Acceptable	Not Acceptable
Balconies and Pergolas	Timber Concrete Simple and decorative	Steel Any corrosive material;

7. MANUAL OF RULES

- 7.1 The Manual of Rules is issued from time to time according to the stipulations of the rules, established in terms of Clause 8.2.8 of the Constitution of the **Association** set out rules that are applicable to this Archetctural Manual.
- 7.2 The Manual of Rules regulates
- 7.2.1 Approval of building plans by the association
 - 7.2.2 Application tariffs
 - 7.2.3 The process for submission and approval of plans
 - 7.2.4 Rules regulating to building activities
 - 7.2.5 The Commencement and completion of buildings
 - 7.2.6 Building contractors and providers of services relating to building activities
 - 7.2.7 The registration and accreditation of service providers

END.