

ARCHITECTURAL GUIDELINES



ARCHITECTURAL BACKGROUND

The Architectural Language of Brackenridge is derived from the precedent of the vernacular buildings and settlements of the Southern Cape Region of South Africa. It is, however, a contemporary language that employs current building and construction technology while taking into cognizance the natural context of the region.

The Estate Master Plan and Design Guidelines seek interdependence between the buildings, structures, and planting, to create a consistent whole at one with nature. Landscapes and Buildings are viewed as continuous, and buildings are designed to blur the boundaries between inside and outside, between courtyard and garden, and between garden and parkland.

The Architectural Design Guidelines strive to reinforce and control the character of a settlement in harmony with the landscape.

The INTENTION is to allow diversity and individual expression whilst protecting the buyer's investment through the application of PRINCIPAL DESIGN CRITERIA AND ACCEPTABLE materials and features.

The contents of this document will be applied by the HOA and the Building Architectural Review Committee (BARC), which is appointed by the Board.

ENVIRONMENTAL CONTEXT

Brackenridge Estate was developed on 128 hectares of spacious natural environment. Comprised of Garden Route Shale Fynbos and other vegetation types, the estate boasts an astounding biodiversity. To date more than 350 species of indigenous plants and numerous sightings of insects, birds, small buck, tortoises, snakes and bush pig have been recorded across the natural spaces that surround the individually owned properties.

The challenge of the estate is to reflect and preserve the best of these natural elements while moving forward to establish a unique, relevant, and appealing integrated environment that will stand the test of time. This environment must successfully integrate middle to upmarket living space, public space, and leisure activities while preserving the natural surroundings.

The environmental strategy is based on principle design criteria which in turn are codified by the Environmental Management Plan and Landscaping Guidelines that form a part of the Architectural Guidelines.

The contents of this document will be applied by the HOA and the Brackenridge Architectural Review Committee (BARC) appointed by the HOA.



BRACKENRIDGE ARCHITECTURAL REVIEW COMMITTEE (BARC)

BARC will comprise the Consulting Architect, the HOA General Manager, and a Member of the Board and any other co-opted member. The purpose of the Committee will be to protect the long-term values of the properties of Brackenridge Estate by acting as an “aesthetic and design watchdog”. All plans will be submitted to the HOA and will be referred to BARC for approval and signature prior to submission to the Municipality.

Property owners must obtain prior written approval from the BARC for:

- The erection of any new building or alteration, this includes the external appearance, walls, structures, swimming pools or Jacuzzis, ponds, enclosures,

signage, street furniture, external lighting design, solar panel placement, jo-jo water tanks, and the like;

- Any external facade alterations or additions and structures and installations of any nature that may have a visual impact from outside the property;
- External colour repainting or re-coating of exterior surfaces;
- Hard and soft landscaping if outside the guidelines.

BARC will take an overall view of what is most beneficial for Brackenridge Estate whilst balancing the individual requirements of property owners. All submissions will be treated on merit and may be allowed to deviate from the written guidelines in cases where appropriate for approval by the Board of Trustees.

All ancillary buildings, new structures within the Estate, including additions and alterations to the gatehouse(s) and any other auxiliary building are not subject to these guidelines but nevertheless require approval from the HOA and BARC.

BARC evaluates and approves the aesthetics and plans as per Brackenridge Architectural Guidelines of any submission and does not take any responsibility for any technical, structural, health, or safety standards, or for non-compliance with any municipal or statutory requirements.

The document does not take preference over any statutory provisions.

If it is intended to use the dwellings for business purposes in addition to single residential use, the relevant municipal regulations must be complied with concerning both the plans and the subsequent use after occupation. The Board's permission is however required to operate a business on the Estate and cognizance needs to be made of the relevant guidelines.

In cases where existing houses have features variant with these guidelines, a precedent of deviations to the guidelines should not automatically be construed as valid. All submissions will be evaluated on merit and on a site-specific basis.

Where reference is made anywhere in this document for approval being required such approval must be in writing and a copy thereof lodged with the HOA / BARC.

This document must be read in conjunction with the HOA Constitution and any regulations made thereunder.

The HOA, subject to the terms of the HOA Constitution, may from time to time, alter any part or requirements in these guidelines, and may also at any time decide to appoint or replace members of the BARC.

ADHERENCE TO THE ARCHITECTURAL GUIDELINES

All construction must be in accordance with the approved standards as set out in the Architectural Design Guidelines. No such construction may commence without plans approved by the Brackenridge Architectural Committee and the Bitou Municipality where appropriate.

This requirement applies to all new buildings, future additions and alterations, swimming pools, garden walls, fences and screens, aerials, solar installations, etc.

THE DESIGN REVIEW PROCESS

Only Architects and Designers who are registered with the South African Council for the Architectural Profession (SACAP) may submit designs for dwellings on the estate.

Upon each application to BARC, Architects, and Designers must submit a copy of their registration certificates as proof of registration with SACAP.

Property owners must ensure that his professional team comply with Section 26 of the Architectural Profession Act.

Architects and Designers can obtain documentation and plans relevant to the site from the HOA and the Bitou Municipality.

Sketch plans and 3Ds of the building, together with the latest Brackenridge Quick Checklist and Surveyor's site contour plan must be submitted to BARC for approval.

Drawings will be returned after scrutiny, together with the relevant comments.

Working drawings are to be submitted for final approval.

After the plans have been approved by BARC, no variations to the external appearance may be made without the prior approval of BARC.

A plan scrutiny fee will be charged for the initial submission and shall include scrutiny of the revised plan after receiving and incorporating the comments made by BARC. Should further scrutiny be required due to non-compliance with initial comments or later architectural revisions, an additional scrutiny fee will apply where deemed necessary.

All queries relating to the submission procedures and current scrutiny fees must be directed to the Estate General Manager or BARC.

It should be noted that the BARC reserves the right to refuse submission and shall provide a clear motivation for such refusal.

Once the building plans have been approved by both BARC and the Municipality, the property owner is responsible for the distribution of

approved and signed copies to the HOA, building contractor, and the architect, as required.

Plan approvals by BARC lapse after twelve months. If the plans have not been submitted to the Municipality within this time frame, they must be re-submitted to BARC as per the initial application process.

Construction of all approved plans must commence and complete within the required time as stipulated in the site handover certificate and Building Performance Agreement (BPA). The Architect or an independent project manager appointed by the property owner must ensure that no deviations or variations to the approved footprint and facade plans are constructed without the prior approval of BARC. Any such deviations or variations will be subject to penalties or remedial action as determined by BARC or the HOA.

Annexed to this document is the Building Performance Agreement (BPA) which contains rules and requirements relevant to property owners, professional teams, building contractors, subcontractors, and suppliers involved in the construction of any building or structure on the estate. This contract will contain extracts from the Estate Environmental Management Plan and Estate's Landscape Guidelines. The builder and property owner will be required to sign the agreement before the commencement of construction. Compliance with the agreement by

all other entities involved in the construction will be the responsibility of the property owner and principal building contractor.

THE CONSTRUCTION PROCESS

Building construction, site works and services shall be carried out in compliance with the terms and conditions as explained in the Building Performance Agreement.

Building days and times:

- No public holidays
- No Sundays
- Monday to Friday 7 – 5pm
- Saturday 8-2pm only by permission from HOA

The Board will determine the hours and conditions that will apply to building contractors and building operations. Please refer to the Building Performance Agreement.

Only builders approved by the HOA may undertake construction in Brackenridge.

A building deposit will be charged before construction may commence, and a portion thereof is refundable on completion, provided no damage to Estate infrastructure has occurred during the building operations e.g. damage to paving, sidewalks, streetlights, signage etc.

Where the conduct of any Builder conflicts with the rules, the HOA may at its sole discretion, impose a penalty on the property owner.

All compliance documents are freely available on Brackenridge's website and must be submitted to the HOA before the start of construction.

Before construction can commence the building contractor must complete site establishment and obtain access from the HOA to commence with the building.

In addition, no building can commence without the appropriate shade cloth boundary fence, Brackenridge building sign, and electrical and water meters installed.

One copy of the BARC and municipal-approved building plan and a Health and Safety file must be retained on-site at all times.

THE DESIGN STRATEGY

ARCHITECTURAL STRATEGY

The intention of the Architectural Strategy contained in these guidelines is to take serious cognizance of the architectural and environmental context of Brackenridge Estate in maintaining something unique to Plettenberg Bay and the region. The desire is to embrace this tourist destination by using a new derivative local architectural vernacular that requires the avoidance of imported styles or themes prevalent

in many other estates and residential developments.

This approach has guided the design process to achieve a continuity of style through controlling materials and building structure within a set of guidelines, rather than through a prescriptive theme or fixed design parameters.

PLANTING STRATEGY

Refer to Brackenridge Landscaping Guidelines.

BUILDING STRATEGY

As described above, the objectives of both the Architectural and Planting Strategies are to integrate the residential components of the estate with the environment.

To achieve this, the Principle Design Criteria stated below will dictate design and building practices that will ensure that buildings fit into the characteristics of a particular site and its natural vegetation, rather than dominate either the site or the landscape.

The practice of rendering a site flat for the purposes of creating a large monolithic residential structure will be avoided. Buildings will be required to articulate into the shape of a site, accommodating valuable trees and plantings, and in time, blending as far as possible with the environment. Building materials and roof structures will be chosen to facilitate this strategy. As far as possible, building heights and positions will be controlled to ensure minimum interference

with surrounding properties and their views. Privacy and overlooking should also be considered in the overall composition as well as design principles related to good orientation and passive design.

ALTERNATIVE BUILDING TECHNOLOGY

"It is acknowledged that with respect to building materials and methodology, flexibility must be allowed to accommodate new and ongoing evolving technology.

Notwithstanding these guidelines, BARC will consider the approval of alternate building technology, subject to structural integrity, and aesthetic compliance and sustainability.

ARCHITECTURAL RESTRICTIONS

To facilitate the creation of a unique vernacular as described under Architectural Strategy, individual architectural styles such as the following will not be allowed within the Estate.

- Cape Dutch
- Edwardian
- Provencal/Tuscan
- Timber-frame
- Log Cabin
- Thatched
- Industrial Architectural styles

Excessive glazing is also not permitted.

This is not a comprehensive list, and it will be the responsibility of the HOA and BARC to make sure these principles are followed.

BUILDING COVERAGE

A site layout plan sketch is available for each erf. This plan defines the erf area and building lines. The area within the building lines is referred to as the building extent.

To avoid the design and construction of MONOLITHIC houses the following controls will be applied:

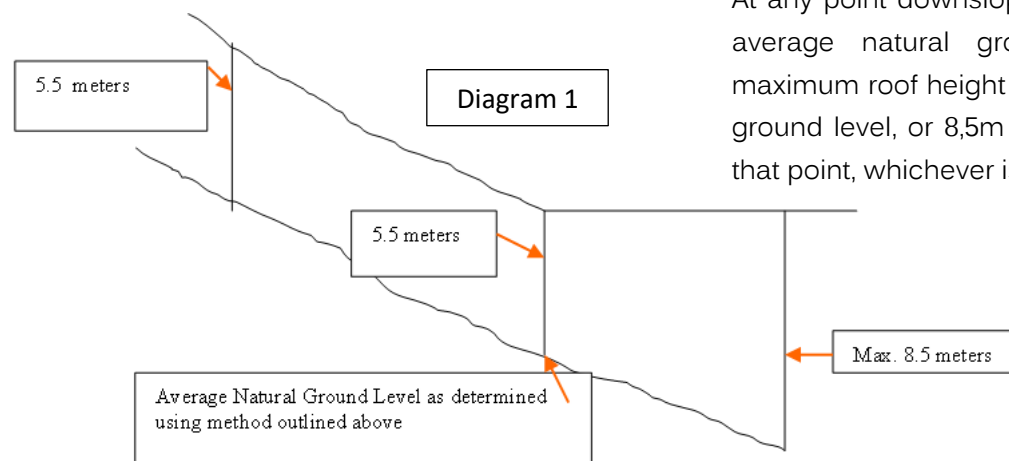
- The allowable HOUSE AREA will be 70% of the building extent, unless site-specific constraints dictate otherwise, in which case the BARC will approve any deviation from this control. This is to allow for significant courts to be incorporated within the building envelope area. Pergolas, open verandas, stoeps, pools, courtyards and carports are not included in this coverage area.
- The minimum size for any initial structure will be 220m².
- Each site has a specific street setback (building line). These setbacks are varied throughout the scheme to reinforce a sense of fragmentation and variety within the streetscape.

BUILDING FOOTPRINT

Within the coverage and parameters of an individual erf, a building footprint may be applied and defined by the HOA/BARC. This will be necessary in cases where sensitive or valuable environmental assets might be encroached upon either physically or visually by the proposed structure, where individual natural assets need to be accommodated within the footprint, or where neighbouring properties might be negatively impacted by the proposed structure. In all such cases, the decision of the BARC will be final and binding on the property owner.

BUILDING LINES

Building lines are applied as per the site building footprint and all building structures must be designed within the building footprint.



BUILDING HEIGHT RESTRICTIONS

To maximize the flexibility of design given the prevailing slopes of Brackenridge and to be in keeping with the Municipal Regulations the following method is used to determine the height restrictions.

SINGLE STOREY ERVEN

For Single storey erven the average natural ground level must be calculated. This is done by using the level value at the various corners of the Building Platform, adding them together and dividing the total by the number of corners. At any point upslope from the position of the average natural ground level contour, the maximum roof height is 5.5 meters above the original level of that point and from the upslope contour.

At any point downslope from the position of the average natural ground level contour, the maximum roof height is 5.5m above the average ground level, or 8,5m above the original level of that point, whichever is lower.

Refer to diagram 1.

- At any point on the erf the maximum eaves height is 1,5m below the maximum roof height at that point.
- The minimum roof pitch is 22.5 degrees.

DOUBLE STOREY ERVEN

- At any point on the erf the maximum roof height is 8.5m above the original ground level of that point.
- The minimum roof pitch is 22.5 degrees.

PRINCIPLE DESIGN CRITERIA

This Section deals with the basic design principles. Note that notwithstanding adherence to these principles, the BARC reserves the right to reject submissions outright should a submission be deemed to be lacking in architectural merit. It follows that design input is a high consideration in the review process.

1. ARTICULATED STRUCTURES

The design and construction of MONOLITHIC houses are to be avoided by applying the following controls:

- The minimum size for any initial structure will be 220m²;

- The maximum size of any monolithic portion of a house will be 70% of its coverage area, unless site-specific constraints dictate otherwise, in which case the BARC may approve any deviation from this control;
- No wall can be longer than 10m without relief. Should the wall be longer its line must be broken up with recesses of at least 600mm in depth, or the wall must step in or out with a minimum dimension of 600mm. This articulation can be reduced based on Architectural merit should the overall composition appear fragmented.

1.1 COURTYARDS

The use of internal courtyards is encouraged.

The extent of external courtyards shall not be excessive and shall be to BARC approval. External courtyards will be permitted outside of the building lines with a maximum area of 20% of the remaining unbuilt erf area. (the space between the building line and the site boundary), measured on the side of the courtyard. This will facilitate a universal minimum passage between buildings of at least 2 meters. Where visible from the street, courtyard gates are required.

Where external walls are allowed to encroach outside of the building line, they will not be permitted to be closer than 1 meter from any site boundary.

External courtyard walls may not exceed 2.1m in height, measured above the internal surface. Relaxation of this restriction will be considered upon Architectural merit and on a site-specific basis.

1.2 CONTOURS

It is recommended that the footprints of the house take into account the contours of the erf. Where possible the length of the footprint should run with the contours and not across the contours.

1.3 ENCLOSURES

Erven enclosures will be minimized to achieve the desired integration of lifestyle and environment. Perimeter fencing and walling of individual erven will be prohibited.

Limited fences and/or walls may however be permitted for reasons of security, privacy, or pet control. This nonetheless will not be allowed without the prior consent/approval from BARC who will consider every circumstance and effect.

BARC will consider each separate submission on merit with the non-negotiable requirement that the fence be Clearvu or similar approved and will be no more than 1.2m in height and 1m in from the site boundary.

Low fences or walls will however be permitted along or within the building lines and should not exceed 1.2 metres in height.

Limited encroachment of swimming pool enclosure walls or fences outside of the building lines will be permitted, on a site-specific basis, subject to BARC approval. It follows that all submissions that contravene the building lines will need to be approved by the Bitou Municipality.

BUILDING ELEMENTS AND MATERIALS

2. WALL CONSTRUCTION

No wall can be longer than 10m without relief. Should the wall be longer its line must be broken up with recesses of at least 600mm in depth, or the wall must step in or out with a minimum dimension of 600mm.

The following are allowed for all walls including courtyards, yard walls, plinths, piers for pergolas, and garden walls.

2.1 Brick Walls

270 cavity brickwork to house external walls, 230mm and 110mm brickwork to internal walls, and external yard walls.

Allowed finishes to brick walls:

- Bagged, (should be acceptable to the eye) finished, and painted.
- Semi face brick work to Plinths, provided the plinth is not excessive in height. 1.2m.
- Textured plaster, stipple plaster and painted.
- Tinted Plaster, smooth or standard stipple, as per selected specifications available from BARC
- Basic, simple mouldings, (square edged with no stepped mouldings) around openings.
- "Ship Lap" Cladding will be allowed for a maximum area of 20% of the overall facade area, painted, sealed or stained.
- All externally visible paint colours to be subject to BARC approval.
- Semi face Brick work will be allowed to plinths only.
- No smooth, dressed cladding permitted, such as polished granite.
- Off shutter concrete finish
- Limited Timber cladding, extent and finish to be approved by BARC

2.2 Stone Walling

Stone walling will be allowed to plinth areas only and for low garden walls.

Type of stone permissible:

- Natural sandstone or similar – either dry packed or mortar jointed, not to be too rustic.

- No smooth-dressed cladding permitted such as polished granite.

2.3 Timber Screen Walls

Timber screen walls will be allowed to service yards, subject to BARC approval of the details and finish.

2.4 Boundary Walls

Perimeter fencing and walling of individual erven is **prohibited**. Limited fences and/or walls may however be permitted on certain building lines for reasons of security, privacy or pet control, as approved from time to time by the BARC.

BARC will consider each separate submission on merit with the non-negotiable requirement that the fence be Clearvu or similar approved and will be no more than 1.2m in height and 1m in from the site boundary.

2.5 Walled and Fenced Enclosures

The following criteria will apply:

- Low garden walls and fences may be stone-clad, brick, timber, or smooth plastered painted brick piers with palisade infill, all options to BARC prior approval.

- Green or charcoal “Clearvu” type mesh fencing will be allowed.

2.6 PROHIBITED WALL AND FENCE ENCLOSURES

Concrete panels, Precast Walling, spiked palisade

2.7 PROHIBITED WALL STRUCTURES AND FINISHES

- Any timber frame exterior wall whether it be a main structure or an addition, screens excluded.
- Plaster effects such as Spanish plastering, ornate mouldings, unpainted face bricks, or clinker brick stone (other than at plinth level or on low garden walls).
- Reflective finishes.
- Any visible plumbing or air conditioning units.
- No smooth, dressed cladding permitted, such as polished granite.
- No exposed Columns or “piles” will be acceptable to underpin building structures. However, Timber decks not more than 1.5m above ground level will be allowed to have exposed columns for support.

3. SEWER AND VENT PIPES

Must be concealed in vertical ducting within the wall plane of the building.

4. EXTERNAL COLOURS

All building elements, including brickwork, roofs, gutters, and downpipes, stained, sealed or painted timber elements hard landscaping elements and any other structures whatsoever, must be to colours approved by BARC (Colour charts are available at the HOA office or on the website).

All surfaces for painting must be properly prepared, particularly in the case of metals, which must be galvanized to avoid rusting and degreased to avoid paint flaking.

5. RETAINING STRUCTURES

All retaining walls, structures and outbuildings must conform to the overall design and form of the main building. These retaining structures may be (1) solidly built plastered and painted walls, or (2) natural coloured retaining blocks, or (3) natural rock. Retaining blocks must always be covered by natural vegetation.

6. WINDOWS AND DOORS

The following criteria apply to the doors and windows:

- Windows may be timber, painted, sealed, or stained, or aluminium (powder coated), in all cases to colours to BARC approval.
- Windows of vertical proportion is preferred.
- Small pane windows and dormer windows are permissible.
- GLASS to be clear or plain obscure translucent glass with no patterns, UV glass permissible, safety/security glass where necessary.
- Glass facades to comply with SABS specifications in size, glass thickness, and heat requirements.

Sliding doors or pairs of casement doors are to be shielded where possible by PERGOLA'S or overhanging sunscreen features to meet heat specifications. All large glass sections should have shading.

6.1 PROHIBITED WINDOW FEATURES

No steel frames.

- No reflective mirror glass or colour glass.
- No external Burglar bars (Internal burglar bars subject to BARC approval)

- No arches that are greater than 1:10.
- No Winbloks.
- No vertical louvers
- No curtains or blinds which form an arch or other shape from the exterior.

7. ROOF CONSTRUCTION

The following criteria will apply:

- A dual-pitched roof with a minimum slope of 22.5 degrees is required over a minimum of 70% of the house footprint.
- No hipped roofs will be permitted. Dutch-hipped roofs are however allowed.
- No continuous roof apex may exceed 10 meters in length however BARC may consider small deviations where the overall composition remains well articulated.
- Roof Gutters must be of a simple standard profile section. Colours should suit the building and not be contrasting.
- Ridge levels to be confirmed. A Ridge Height Certificate is to be submitted to the HOA as per the BPA and building completion requirements.

7.1 ROOF MATERIALS

The following roof materials are acceptable:

7.1.1 Pitched roofs:

- Corrugated profile metal sheeting
- Standing seam sheet profile as manufactured by **Saflok** or **Diamonddek, only approved colours, refer colour chart.**
- Natural slate tile
- Flat concrete tiles
- Everite roofing slates

7.1.2 Flat Roofs:

- Corrugated profile metal sheeting or standing seam, only approved colours refer to colour chart.
- Concrete covered in grey / brown pebble chip surrounded by Parapet wall.

7.2 ROOF CHIMNEYS/DISHES & AERIALS /STRUCTURES

- The height of chimney flues shall be a maximum of 900mm above the point of roof penetration or 600mm above the highest point of the roof surface within a radius of 3m, whichever is the highest.
- Normal DSTV dishes and aerials will be allowed to a height not higher than

the apex of the nearest pitched roof or chimney height where applicable.

7.3 PROHIBITED ROOF MATERIALS

- Red or terra-cotta tiles
- Any colour other than that specified
- Galvanised metal
- Bitumen-coated shingles
- Opaque/clear sheeting or any similar material
- Thatched roofs are not allowed

7.4 PROHIBITED ROOF STRUCTURES

- Protruding skylights are NOT allowed
- Exposed air conditioning units
- "Ham" aerials, antennas, windmills, or any other protruding structures are NOT allowed.
- No **large or block roof** over the entire building, or a major portion of the building, will be permitted.
- Lattice work of any kind unless approved by BARC.
- No tent-style structures or shade netting allowed for carports

8. SOLAR & WIND

Where solar panel installations are considered, or other power-related equipment, that may have a visual impact on the Estate, plans are to be

submitted to BARC for consideration and approval.

Solar heating elements will be allowed. A sketch plan showing the extent of such installations must be submitted to BARC for approval before installation.

- 8.1 Both the glass tube panels as well as the flatbed (copper pipe) type panels are permitted on the Estate.
 - 8.2 Solar panels must face in a northerly direction to be efficient.
 - 8.3 Where possible, solar panels must be installed on the side of the house not facing the street or close.
 - 8.4 Solar panels may face neighbouring properties.
 - 8.5 Solar installations to be non-reflective.
 - 8.6 No solar panels with built-in reservoir/geyser on top, will be permitted.
 - 8.7 Colour of solar panels (excluding tubes) – charcoal / black with charcoal frame.
 - 8.8 Only SABS-accredited solar panels, pumps, and controls will be permitted.
- Consideration may be given to wind-assisted electric generating structures.
 - Where the erection of a wind-assisted electric generating structure is requested, a formal site plan is to be submitted showing the location and height. The height should not be higher than the owner's roof height immediately opposite

the structure. The structure should not significantly impact on the primary view of houses within close proximity, and at BARC discretion, may be subject to neighbour approval. The windmill should not be ornamental in nature and any submission is subject to BARC approval and does not necessarily set a precedent for future requests and approvals.

9. VISUAL PRIVACY

Individual property owners must ensure the house is designed in a manner that respects the need for private outdoor space for neighbouring owners.

Privacy may be achieved through the use of:

- STRUCTURED PLANTING, LATTICE SCREENS, SHUTTERS, PERGOLAS, and any combination of the above architectural devices provided that the screen is not more than 2.1m in height and staggered in a manner not offensive to neighbours, this is to avoid an overall “too dense” effect. Site-specific criteria will also be taken into account by BARC for approval.
- Courtyards and enclosed or screened Verandas
- Low fencing

10. SHUTTERS AND SCREENS

The following criteria will apply:

Shutters and screens may be perforated, louvered or slatted and may be side hung, top hung or sliding.

- Shutters and screens may be of timber or aluminium material.
- Where steep contours occur, or the dwelling is below road level a 3D sketch is required to determine screening requirements.
- Screening of air conditioner units, heat pumps, geysers, and water tanks is required where visible by neighbour's or from the road.

10.1 PROHIBITED SHUTTERS AND SCREENS

Roller or concertina security shutters

11. PATIOS, PERGOLAS, VERANDAS AND BALUSTRADES

The following criteria will apply:

- Patio structures may be of plinths, pillars and beams constructed of timber or brickwork and concrete elements.

- All construction elements to comply with the above relevant building specifications.
- Patio canvas awnings may be grey, beige or white, but no stripes or patterns are allowed.
- Balustrades to be of simple Brickwork, timber, steel, aluminium, glass or other materials as approved by BARC. No ornate or stylised design will be permitted.
- Pergola colours and materials must be finished in one of the colours as prescribed above.

11.1 PROHIBITED PATIOS, PERGOLAS, VERANDAS AND BALUSTRADES

- No waved, bi-curved lines for patios and verandas
- Balustrades:
No curving or filigree/"brookies-lace" fascias or balustrades
- No Victorian "cross-type"
- No styles as under "Architectural Style" above.

12. AWNINGS

Patio canvas awnings may be grey, beige or white, but no stripes or patterns are allowed.

- No glass-enclosed solariums

13. GARAGES, CARPORTS, AND OUTBUILDINGS

The architectural language for carports/garages must be congruent to the main house.

The following criteria will apply:

- Garages and outbuildings must comply with all relevant building element specifications.
- Garages and outbuildings must be linked to the main house structure with courtyard walls.
- Carports will be allowed to encroach outside of the building line, subject to neighbour and BARC approval. It follows that all submissions that contravene the building lines will need to be approved by Bitou Municipality.
- Garage doors to be horizontal slatted timber or aluminium. To match overall colour scheme of the host building,

13.1 PROHIBITED GARAGES, CARPORTS AND OUTBUILDINGS

- Precast garaging systems
- Tubular metal or shade net carports
- No temporary structures are permitted within the erf garden, including Wendy houses.

14. SKYLIGHTS

Skylights are permitted as long as they are integrated in the roof structure and at the same pitch as the roof subject to BARC approval.

15. SWIMMING POOLS

The following criteria will apply:

- Swimming pools encroaching outside of the building line must be recessed at ground level, unless there will be no adverse visual impact.
- Rim flow pools are allowed subject to limited height of the overflow facade, subject to BARC approval.
- Fencing to conform to SABS safety and Council Requirements. Walls to pool courts are preferred instead of steel or timber fencing.
- Paving or decking must comply with the general standard.
- Pool filtration equipment must be screened and positioned in such a manner to avoid visual and noise irritation to the neighbours.

15.1 PROHIBITED SWIMMING POOLS

- No above-ground portable pool allowed.
- No visible pumps/motors/equipment.

16. DRIVEWAYS AND HARDSCAPING

The following criteria will apply:

- All new and additional construction to be submitted to BARC for approval;
- Single access from street driveway edges are to be a minimum of 2m from the adjacent site boundary. The Carriage Way Crossing is to be a maximum width of 5 meters unless site-specific parameter dictates wider. Only a single access point is permitted from the street.
- Dual driveways may be considered by BARC for approval where the design justifies the need for such deviation. A full motivation must be submitted as part of the plan approval process. BARC will consider plans based on the Architectural merit.
- Panhandle driveways will be approved by BARC on a site-specific basis.
- Driveways and paving may be of the following materials:
 - Stone chips, grey or brown landscape Exposed Aggregate pavers, or Exposed Aggregate cast concrete
 - Stone pavers or simulated stone.
 - Revel stone and Smart stone pavers.
 - Quarry tiling.

- Granite or artificial cobbles as per Revel stone and Smart stone.
- Natural coloured tiling or terrazzo's (browns, greys, beiges).
- Natural coloured concrete pavers (browns, greys, beiges).
- Stone chips, grey or brown in general landscape;
- Bark mulch;
- Exposed stone chip aggregate pavers;
- Natural or simulated stone pavers;

All paving and pathways to be specified.

16.1 PROHIBITED HARDSCAPING

- Raw concrete, either in built or poured form;
- Excessive hardscaping:
All hardscaping plans to be submitted to BARC for approval; and

17. DISCHARGE OF STORMWATER

Every property must discharge its storm and ground water in a responsible and mutually agreed manner. Stormwater plan must be submitted with the plan approval process and the point of discharge must be clearly identified and where required, an engineering design for the outlet must be submitted.

No stormwater/ground water outlets will be allowed to discharge onto the verge, common property or roads.

18. SOFT LANDSCAPING

To be integrated with the approved "LANDSCAPING GUIDELINES" which will be promulgated by the HOA from time to time. Available on the Brackenridge website.

18.1 Softscaping

Low and unobstructive demarcation elements may be used to define the street and house boundary. Refer to Landscaping Guidelines document for detailed information.

18.2 Road Verges

- All sidewalks shall after construction be suitably grassed or with special permission landscaped leaving a 1.5m verge for pedestrians.
- Only round concrete bollards will be allowed in future. The bollards must be painted "Dark Rafia" in colour which the HOA will do as soon as an owner has requested the service. In cases where bollards are faded or needs a fresh coat of paint the HOA should be contacted by the owner with the request and the HOA

painter will be deployed to paint the bollards.

- The standard spacing of bollards off the road edge will be 500mm from the road curb/edge.
- The preferred size of the bollard should be 300mm in diameter. The round concrete bollards are preferred and must be securely placed without danger of rolling off the verge (must be staked or secured).
- The bollard must be placed 2.5 meters apart and as far as possible in a straight line to ensure a uniform look.

19. EXTERNAL AND GARDEN LIGHTING

- Lights on walls at the front door, garage or entrances form a welcome guide for visitors and play both a functional and aesthetic role.
- External Lighting – It is recommended that “cool white” lights be used for exterior lighting to avoid glare.
- Lighting to driveways and visitor parking is allowed subject to BARC approval of position and light fitting type.
- Garden lighting is permitted following the Estates Landscaping Guidelines, which lights have a down-casting light emission. Position and light fitting type are subject to

BARC approval. No coloured bulbs or glass-to-light fittings are permitted.

- Spot/security lights that cast light outside a particular property are only permitted if it does not infringe beyond the boundaries of other homeowners.

20. SIGNAGE AND STREET NUMBERS

House numbering is not just a formality, it's the silent sentinel that guides visitors to your home, aids in the efficient delivery of services, and, most importantly, ensures that help arrives promptly during emergencies. This simple yet vital detail supports the safety and functionality of community services to the estate. Homeowners must ensure their properties are properly numbered and easily visible from the road. For any uncertainty about your property number contact the HOA office for assistance.

Homeowners are requested to place their street number, not erf number, on their garage or other easily identifiable place such as the driveway entrance.

House numbers should preferably comply with the following criteria:

- Must be visible
- If positioned in the driveway entrance must preferably be lit at night
- Should be of reasonable size

21. WATER TANKS

Applications for the installation of JoJo water tanks or the like, are to be made to the BARC. A suitable position and screening type is to be identified as part of the approval process. Every property must at least have a water tank.

Capacity of 1x 5000L or 2 x 2500L (to be shown on any new plan submission).

22. GAS INSTALLATIONS

Gas bottles are to be appropriately screened and installed as per national safety regulations. Position to be approved by the BARC before installation.

Gas cylinders must be located within the service yard and may not be visible from outside the erf.

23. GENERATORS AND USE ON THE ESTATE

The Association discourages the use of generators for environmental reasons. The use of battery backup power inverters, UPS, etc, or solar systems to provide additional electricity supply is encouraged. All existing generators installed before 2022 must be registered with the HOA by the homeowner.

No new generators will be allowed after 2022. Strict measures and standards will be applied to

existing approved installations to ensure noise and air pollution are controlled and measured.

Where permission has been granted for a generator installation a valid Certificate of Compliance (COC) is to be lodged with the HOA. No loose-standing units will be allowed on the Estate without prior written permission from the HOA.

Generators may not automatically be switched on, nor are they allowed to run after 22:00 and before 07:00 in the morning, except in the case of an emergency.

No generator may be brought onto the Estate and used without express permission from the HOA. In the event of a dispute being raised regarding a generator the HOA will revert to the HOA Generator Register and if a generator is not on the register, it will be seen as an illegal generator and the homeowner will be asked to remove the generator immediately from the Estate.

24. PRIVATE BOREHOLES

Private boreholes will not be considered on Brackenridge primarily due to the concern re lowering of the water table in the proximity of existing dwellings that may have been built on clay strata.

25. ELECTRICAL CABLES RETICULATION

Electrical cables on the property must be underground. No overhead masts or wires are permitted.

26. AIR CONDITIONING, GEYSER UNITS, AND HEAT EXCHANGE PUMPS

Heat pumps and the like are subject to the Municipal By-Laws. The position and screening of such installations require prior approval from the BARC.

Air Conditioning, Geyser Units, And Heat Exchange Pumps, if not located within a service yard must be installed against an exterior wall at or below ground level and must not exceed a height of 1200mm above ground level and must be entirely screened by surrounding brickwork or similar approved finish and colour matching the exterior wall to which it is attached.

If the condenser units are placed on a flat roof, they must be entirely screened by surrounding brickwork or similar finish and colour matching the exterior wall to which it is attached. The brickwork must extend a minimum of 200mm above the condenser unit and may not be higher than the underside of the fascia.

Under no circumstances may any part of the air conditioning units be visible from the outside of the erf as viewed from natural ground level.

Window-mounted air-conditioning units are not allowed.

Noise levels from these machines must not cause a nuisance to any residents and may not exceed the allowable operational 50 decibels during day or night when measured on the erf boundary.

27. REFUSE BINS AND BUILDING RUBBLE

Refuse bins, must be located within the service yard and may not be visible from outside the erf.

Building material may not be dumped on the sidewalks or vacant stands under any circumstances, without written permission of the Brackenridge Estate HOA.

28. COMPOST PILES must be located within the service yard and may not be visible from outside the erf.

29. WASHING LINES must be located within the service yard and may not be visible from outside the erf.

30. UNDEVELOPED ERVEN

Vacant erven must be maintained and if necessary, cleared to the satisfaction of the Brackenridge Estate HOA.

- If such maintenance or clearance is not undertaken by the owner within 30 days of the request to perform clearing the Brackenridge Estate HOA reserves the right to do it at the owner's expense.
- For the first 12 months from the date that the penalty levy becomes payable, double the monthly levy current at the time of billing. (Additional to the normal levy); and Thereafter, four times the monthly levy current at the time of billing. (Additional to the normal levy) from the date of expiry of the first 12 months from the date that the penalty levy becomes payable until such time as construction is completed."
- Where application has been received on vacant erven developed for gardens and driveways, no penalty will apply unless sold, where a 1x penalty will be applied respectively.

contractors are well-informed about the necessary standards and procedures. By following the guidelines, each phase of the building process, from planning to execution, is structured to maintain the Estate's quality and aesthetic standards as depicted in this document.

All homeowners, contractors, and sub-contractors are to comply with the content of the BPA, and all transgressions will be considered a contravention of the Estates governing documents. Contraventions will be dealt with within the scope of the BPA and at the discretion of the HOA.

31. BUILDING PERFORMANCE AGREEMENT (BPA)

The BPA is a document for the homeowner who would like to apply to build new, alter or renovate, or maintain and repair existing structures on the Brackenridge Estate.

The BPA serves as a comprehensive guide, detailing the building control measures of the Estate. It ensures that homeowners and