

FAIRVIEW GOLF ESTATE, WILD OLIVE ARCHITECTURAL GUIDELINES ANNEXURE "B"

1 INTRODUCTION

Fairview Golf Estate is a property with natural beauty in a magnificent setting. It is vital that the development that takes place here is in harmony with the environment and the architectural vernacular of the Cape and the area.

The intention of the guidelines is to achieve this goal. It aims to provide a development framework which allows enough freedom for the varying desires of property owners, while at the same time keeping control to prevent even being developed in a manner that mars the overall estate.

2 ARCHITECTURAL STYLE

The style is envisaged as either a traditional "Cape vernacular style", or a contemporary interpretation thereof.

Elements of the traditional style include plastered walls painted white or light shades of colour, vertically proportioned windows, pitched roofs as well as "flat" parapet roofs and verandahs or shaded pergolas. It makes use of elements such as shutters, French doors, sash windows, painted timber fences, moulded screen walls and gravel driveways and walkways.

A contemporary interpretation of the style will take into account items such as large glazed areas to take advantage of the magnificent views and to provide more light. Also, alternative options for roof design and roof finishes and the use of "modern" materials such as steel. Provision of Security such as burglar bars and gates, parking and driveway areas, TV aerials and satellite dishes, swimming pools, wash lines, car ports etc. need to be carefully handled so as not to spoil the effect of the overall architectural image and character.

3 MATERIALS

To create uniformity, limits on permitted materials are necessary. Where there is uncertainty regarding proposed materials, samples of proposed materials may be requested before approval is granted. This will be at the discretion of the Home Owners Association.

ROOFS:	Materials -	Cement tiles (limited profiles)
	Colours -	Dark grey, light grey.
WALLS:	Materials -	Plastered brick.
	Colours -	White and light shade of colour.
WINDOWS:	Materials -	Timber, varnished.
DOORS:	To match windows.	
PAVING:	Any suitable materials except red or black cement pavers.	
	Preferred materials - gravel, cement cobbles, brick. Tar allowable with brick edging.	
FENCES:	"Ranch" pole fence on boundaries, varnished. Two heights will be allowed: 800mm and 1.3m. Enclosing of "ranch" fence will be by means of picket fence screwed onto poles, painted white (800mm fence with pickets is 1m, and 1.3m fence with pickets is 1.5m). All fencing to be according to standard design attached.	

4. FORM

Roof pitches to be 25 degrees. Garages may be flat / very low pitched concealed behind parapet walls.

5. OPENINGS

The desired impression is that of doors and windows as holes or punched openings rather than huge glazed surfaces. Wall surfaces are to predominate over glass surfaces. Where big glazed areas are required, these should preferably be shaded by verandahs or pergolas. Punched openings to be vertically proportioned opposed to horizontally.

6. DESIGN ELEMENTS

Exterior lighting, signage, outbuildings and other outside structures, storage of boats and caravans, refuse disposal etc. will be strictly controlled to ensure an environment which is pleasing to the eye. Items such as TV aerials, satellite dishes, sewage pipes, solar panels, awnings etc. to be concealed if possible or positioned as unobtrusive as possible. Burglar bars and security gates to be simple rectangular and placed internally. No concertina type "trellis" doors or bars will be allowed.

7. LANDSCAPING

Use of indigenous plants, as well as traditional Cape plants such as hydrangeas, oak trees, agapanthus, plumbago, restio grasses, milk woods and stone pines will be encouraged. Existing trees identified on the site diagrams may not be removed. Owners who disregard this requirement will be heavily fined. Alien species such as hakea, port jackson and rookrans must be eradicated by owners. Invasive exotic species may not be planted.

8. SITE DEVELOPMENT

Contour plan: Owners will be required to submit a surveyed contour plan showing the existing site at 1m intervals, any cut and fill, and proposed levels with the building plan application. Cut and fill is to be minimised.

Setbacks: Golf course frontage minimum 5m
Common boundary as per Local Authority Zoning Scheme Regulations.
Street frontage as per Local Authority Zoning Scheme Regulations.

Height: Single or double storey, with maximum height above natural ground level 8m.

Coverage: A maximum of 50% of the site may be built on.

Minimum size: Free standing houses (other than in Group Housing Schemes) to not a minimum 90m² metres floor area.

Single dwelling: Only one dwelling per individual stand will be allowed. A second living unit will only be allowed with the permission of the Home Owners Association and the Local Authority.

Parking: Minimum two on-site parking bays to be provided. These could be in a garage.

Yards: Laundry and refuse areas must be screened from all sides with masonry walls.

Outbuildings: To match main house in style and materials. Lean-to's and "flat" roof car ports to be approved. No temporary car ports allowed. No stucco roofing on car ports.

Signage: To be restrained and unobtrusive.

Site enclosure: Boundary fences on golf course maximum 800mm high and walling maximum 1.1m. Materials permitted will be plastered and painted brick walls (to match house), or "ranch" timber fencing with "pickets" (optional), varnished (refer to encm. under point 3). Precast concrete combinations thereof with timber panelling or any pre-manufactured walling are forbidden.

Apart from the above, all projects shall comply with the requirements prescribed by the Local Authority Town Planning Scheme. Nothing in the above will be construed as permitting the contravention of the Conditions in Title to any of or any by-laws or regulations of the Local Authority.

RELATIONSHIP TO GOLF COURSE

Houses must develop a relationship to the golf course by means of view windows, outside areas and landscaping. Consideration must be given as to how best protect windows from getting broken by stray golf balls (verandahs, shutters etc.).

10. TIME

Building work shall start within 3 (Three) years and will be completed within 4 (four) years of registration of the Property in the Purchaser's name or supply of services, whichever happens later; otherwise the sale will be cancelled at the Purchaser's costs, and the purchase price repaid to the Purchaser, minus any costs, commissions, etc. incurred by the Developer.