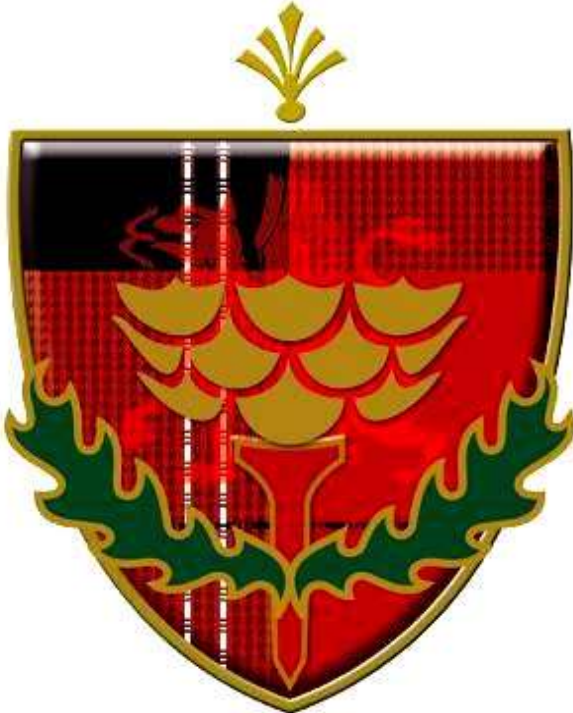


**BRIGADOON GOLF AND COUNTRY ESTATE  
HOME OWNERS ASSOCIATION (HOA)**

**ARCHITECTURAL RULES &  
REGULATIONS**



**Brigadoon**

**GOLF & COUNTRY ESTATE**

AT WIGWAM RUSTENBURG

## 1. Introduction

The prime objective of these architectural rules and regulations are to preserve and enhance the security, aesthetics and environment. The intention of these guidelines is to ensure uniformity in the design, layout and presentation of buildings on the Estate.

Owners should refer to the ***Contractor Code of Conduct*** as well as the ***Brigadoon Architectural Rules and Regulations***.

## 2. Definitions

- 2.1 Owner: a registered owner of a stand in the registered township of Wigwam.
- 2.2 Residents: Any person living on the Estate either as owner or tenant
- 2.3 Trustees: Directors who serve on the Management Committee of the Homeowners Association for Biz Africa 1710
- 2.4 HOA: Members of Biz Africa 1710 Reg. No 2002/009587/08.
- 2.5 Sub- Committee: Any Sub Committee appointed by the Trustees.
- 2.6 Homeowner: A registered owner of a stand on which a dwelling has been erected.
- 2.7 Architectural Sub Committee: Sub Committee appointed by Trustees.
- 2.8 Brigadoon: Stands 1-150 of the proclaimed Wigwam Township.
- 2.9 The "Footprint area": As seen on plan, all areas with a roof over and/or enclosed with a wall higher than 1,2m.

## 3 General Architectural rules

- 3.1 Building according to approved standards obviates the necessity of making costly changes at a later stage.
- 3.2 All building plans should be in accordance with the Architectural Rules applicable to the Estate and must be approved by the Architectural Sub Committee as appointed by HOA This requirement is also applicable to any additions and alterations to existing structures and dwellings.
- 3.3 No stands may be subdivided or rezoned.
- 3.4 Maximum Building Period will be 12 months from start of construction till occupancy. The Owner must obtain written approval from the H.O.A if this period will be exceeded – failing this the owner will be subjected to a fine.
- 3.5 Stands may be consolidated, with written permission of the HOA in which case the Owner will be liable for all costs related to the consolidation and the Owner will also be liable for the combined levy / or rates pertaining to each particular stand.

- 3.6 The position, size and sighting of TV antennas and satellite dishes must not be unsightly. Installation to be approved by the architect sub committee. Aerials, satellite dishes, solar heaters and other items, which do not form part of the main structure, should be shown on drawings. Air –conditioning compressors shall be screened or fenced so that they are not visible from the adjacent property and so that the sound transmission to neighbouring properties is minimized and within the relevant standards. Aerials, roof fixtures, satellite dishes and solar panels must match the colour of the wall or roof if visible. No device may project above the line of the ridge or roof.
- 3.7 Any exterior lighting should not unreasonably disturb the residence of other stands and must enhance the estates atmosphere.
- 3.8 Carports must compliment the design of the house and must not be lose standing.
- 3.9 No Pre-cast concrete walls (fencing).
- 3.10 All boundary walls that are plastered will be plastered on both sides and no unpainted raw cement grey plaster will be permitted. The walls are to be painted in natural pastel colours to match or blend with landscape are favoured and shall be approved by Architectural sub-committee.
- 3.11 No Razor wire or any other fencing material. Any security spikes or similar features exposed galvanised gutters and down pipes, galvanised garage doors, any reflective material will be permitted.
- 3.12 No safety nets on golf course properties are allowed unless written approval is obtained from the H.O.A
- 3.13 No Wendy Houses, tool sheds, no used or temporary house, house trailer, carports, shade ports, portable pools, prefabricated structures, garden sheds, temporary structures, caravans etc or non-permanent outbuilding or free standing lapa's consisting different material as the main structure shall be permitted after the construction period. Provision for storage to be made on plans to form part of the dwelling. The HOA will remove such structures at the cost of the owner.
- 3.14 Caravans, trailers, boats, should be located under roof, out of view.
- 3.15 Gardens abutting the golf course must be kept neat at all times, failing which the HOA will have the right to clean the garden at owner's cost.

#### 4 Architectural Guidelines

- 4.1 In order to ensure that the development has the least possible impact on the natural beauty of the site, and that conflicting styles of architecture do not vie with one another to the detriment of the environment as a whole and the investment value of the project, the HOA have adopted an architectural concept to establish and maintain a character for the project. The implementation and maintenance of a unified architectural character is a condition of the township establishment and zoning of the site.
- 4.2 The developers and their architects have, to this end, endeavoured to create an architectural

link between the environmental and vernacular requirements of this development as well as the practical requirements for present day living, with specific emphasis on resort style living.

- 4.3 The character to be adhered to is one of semi face brick or plastered walls, white, green, bronze, grey, natural aluminum or timber windows, green colour roof, pergolas, covered terraces or verandas with timber posts and decorative balustrades painted white or with pastel accents. Doors and shutters are accented in colour.
- 4.4 The natural surrounding area should inspire the architectural style of the Estate, and for this reason the underlying principles of Country/Farmhouse vernacular architecture have been investigated, related to the specific requirements and conditions existent in the area and incorporated into basic guidelines and mandatory requirements for development.
- 4.5 The decision as to what is considered acceptable within the framework of the architectural concept is delegated to the Architectural sub-committee.
- 4.6 Sardinian, Spanish, pseudo Tudor and any other styles of architecture will not be considered. Only buildings designed within the framework of the architectural style described and illustrated in this manual may be erected in the “Wigwam” Residential Development.
- 4.7 The design criteria set out herein are in addition to the Municipal building regulations. The trustees reserve the right to alter or amend the design manual, as they may consider necessary to retain the architectural style and integrity of the Brigadoon Residential Development. It is first and foremost architecture for life out of doors and as such is most appropriate for the existing environment of Brigadoon.
- 4.8 The architectural sub-committee reserves the right to request such changes in design that may be needed in their opinion to preserve the style of architecture. The internal design and character of the homes is not restricted.

## **5 Approval of plans**

No building may be erected or altered without approval by the HOA of the aesthetic design of the proposed construction. This does not apply to internal amendments to existing buildings.

- 5.1 The Sketch Plans and Site Development Plan, submitted to the Architectural Committee, to be in sufficient detail for the Committee to understand the overall and detailed concepts.
- 5.2 All plans submitted must reflect the correct stand description & the name, addresses and contact numbers of the Owner and Architect. Only Registered Architects (ProfArch) registered with the South African Council for the Architectural Profession (SACAP) may submit drawings / plans for the construction of or alteration to, buildings within the Estate. Proof of registration must accompany all drawings submitted to the consultant architects for approval.
- 5.3 The applicant shall formally apply for approval of plans in accordance with the regulations adopted in terms of the Rules and Regulations of HOA

5.4 Prior to the submission of formal plans, for approval in terms of the regulations determined by the HOA stand owners would be well advised to submit sketch drawings to the Architectural sub-committee for approval in principle of the design concept.

5.5 The Site Development Plan should consist of the following:

- Site Plan to scale 1:500.
- One coloured copy.
- One black and white copy.
- The site development plan must give details of at least the following: -
  - Dimensions & size of stand.
  - Contours.
  - North point.
  - Existing services
  - Existing natural features
  - Position and extent of the “Footprint”- area.
  - Position of all trees with girth exceeding 100mm, within the “Footprint”-area.
  - Position of existing buildings and elevation on adjacent stands.
  - Position of proposed new house.
  - Position of entrance to stand and the route of the “drive-way”.
  - Position of proposed sewer lines.
  - All site walling must be shown.
  - Position of proposed splash pool and /or entertainment area (if applicable).
  - Total area of proposed building/s.
- The Sketch Plans should consist of the following:
  - Sketch plans to scale 1:100 or 1:50.
  - One set of coloured copies.
  - One set of black and white copies.
  - The Sketch plans must give details of at least the following: -
    - Floor plans of each floor.
    - Description and sizes of all rooms.
    - One typical section through main house, outbuildings and any freestanding structures with dimensions.
    - All four elevations of all structures.

- All materials on exterior to be identified.
- 5.6 Working drawings to be submitted to Rustenburg Municipality for approval must first be submitted to the Architectural sub-committee together with the prescribed scrutiny fee. The fee shall be in accordance with the latest Institute of Architects hourly tariff that is published from time to time on <http://www.saia.org.za/>. On submission of drawings payment must be made for 1, 5 hour and that includes a final as build inspection to establish the buildings compliance with the plans before occupancy.
- 5.7 Approval of sketch plans.
- 5.8 On approval they will be stamped with the HOA Stamp of approval. All drawings must carry the stamp of approval of the HOA on submission to the Municipality. The Local Authority will not scrutinize or approve any plans for buildings in the Estate, without the HOA “approved” stamp on it.
- 5.9 .An extra copy of the working drawings must be submitted to the Architectural sub-committee for retention in their records. Should any provision of this design manual be regarded as contrary to the National Building regulations, and then the National Building regulations shall prevail.
- 5.10 The minimum construction area for dwellings is 280m<sup>2</sup>.
- 5.11 Once the Local Authority has approved the working drawings, the Owner must submit a copy thereof to the Architectural sub-committee. No building activities will be allowed without a Local Authority approved plan in the possession of the Architectural sub-committee .
- 5.12 All contractors are obliged to sign a copy of the HOA CONTRACTOR CODE OF CONDUCT.
- 5.13 The Architectural sub-committee will consider each application on merit for the siting of buildings on lateral boundaries. The extent to which a building may be located at boundary, the position thereof, ridge position, etc. shall be at the sole discretion of the Architectural sub-committee. Prior development on adjacent erven must be considered. The decision of the Architectural sub-committee shall be final.
- 5.14 The “Footprint”
- The “Footprint” area will be an area of max 60% of the size of the stand, to be used for development on any stand.
  - No development of any nature will be allowed outside of the “footprint”-area except the “driveway” towards the house.
  - The whole area of the stand outside of the “footprint”-area will be left in a natural/landscaped state.
  - This “footprint”-area must be shown very clearly on the Site Development plan and the Architectural sub-committee reserves the right to amend the proposed footprint area.
- 5.15 Garden fences and / or walls are strictly limited to 50 % of the perimeter of the stand, and must compliment the basic materials and design of the building.

5.16 It is important that the street elevation avoids the suburban residential image and greater emphasis should be given to retaining the natural character of the Estate, maintaining views, and eliminating all fencing.

5.17 Outbuildings - No loose standing outbuildings are permitted

5.18 Site Clearing and Planting:

5.18.1 All species of alien vegetation are to be eradicated by the property owner.

5.18.2 No trees having a diameter greater than 100mm, or designated to be preserved will be permitted to be removed without the written consent of the HOA

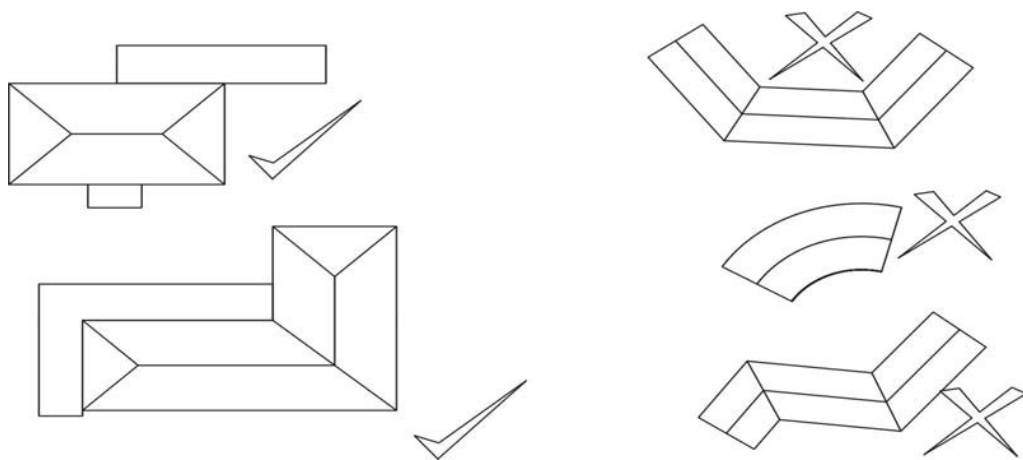
5.18.3 Any such trees, which are removed from an erf without authority, must be replaced with a like specimen at the erf owner's cost.

## 6 Building form

6.1 Height - No building shall exceed two storeys in height above the ground at any point, except in so much as one floor of attic rooms may be constructed within the roof slopes.

6.2 Windows and balconies should not overlook the living areas of the surrounding neighbours.

6.3 Plan form must be rectangular or composed of rectangular or square forms.



## 7 Construction materials

7.1 Roofs.

7.1.1 Pitch - All roofs shall be pitched. The pitch shall be more than 30 degrees, except for verandas, which may be less. Garages must have pitched roof with same angle as main building.

7.1.2 Colour - Roofs shall be an approved green colour. Roofs shall be covered with green fibre cement slates as manufactured by Everite, concrete slate or double Roman tiles.



Corrugated sheet iron or aluminium painted or pre-finished green to the prescribed colours green or other approved green roofing materials. Only the traditional profile of corrugated iron will be accepted.

7.1.3 Roofs may have gable ends or hips. Gables shall be simple with bargeboards.

7.1.4 Dormer windows in the roofs shall have pitched roofs.

## 7.2 External Walls.

7.2.1 Face /semi face brick maintenance free or Smooth plaster and paint shall be permitted.

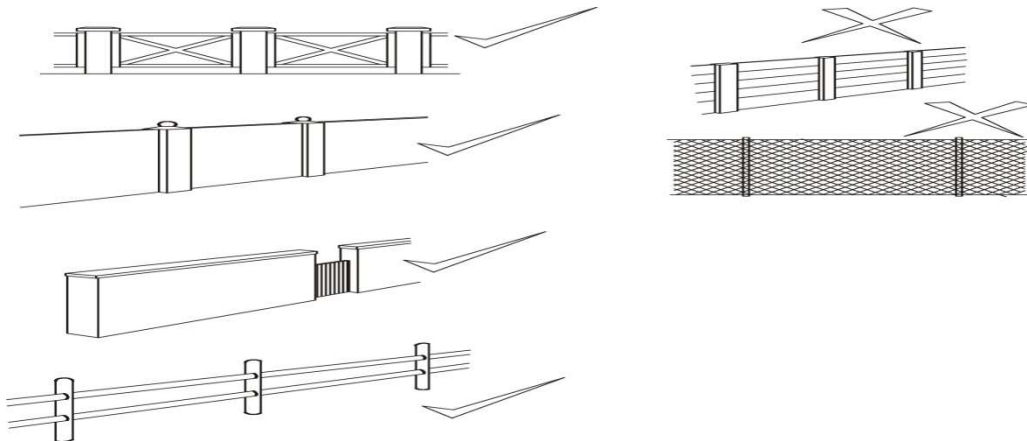
## 7.3 Site Walls and Fences.

7.3.1 No prefabricated walling systems, Vibracrete, unplastered blocks, barbed wire, or corrugated steel sheet metal walls or fences will be permitted.

7.3.2 Green, black or grey "Clear Vue" or "Beta" fences are permitted.

7.3.3 Thesen pole fences may be used.

7.3.4 Sites facing onto the golf course or stream front and into the internal public open spaces shall not be walled or enclosed higher than 1200 mm for the entire area from the front corners of the building façade to the boundary.



7.4 No street boundary shall be walled for a length greater than 7m or 50 per cent of the erf width. This includes any garage that may be on this front. Any other walling on the street front in excess of this amount shall be set back two meters from the street boundary.

7.5 Where sites have more than one street boundary each application will be considered individually with the Architectural sub-committee reserving the right to limit the extent of walls or to impose planting setbacks so as to maintain the open style and character of the Brigadoon Residential Development".

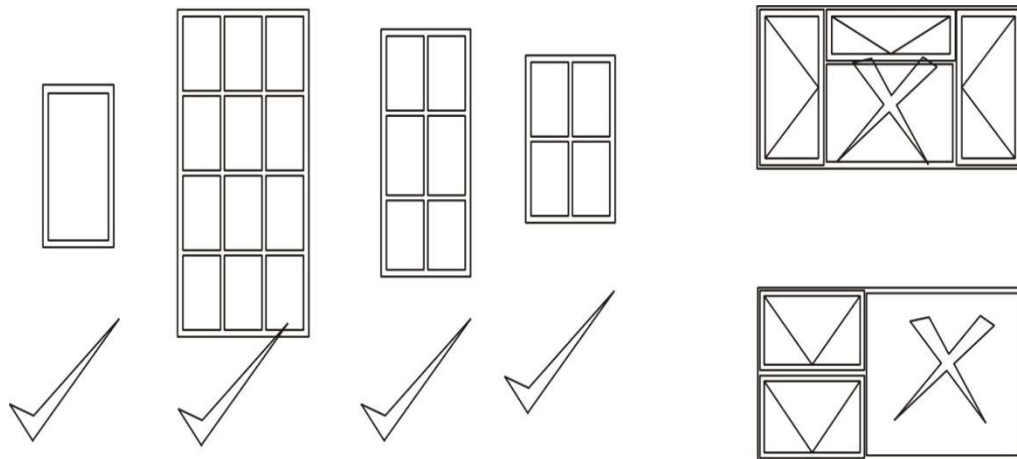
## 7.6 Fenestration and Doors.

7.6.1 Windows are to be white, green, bronze, grey, natural aluminum or timber windows, or



white PVC. Steel frames are not permitted.

7.6.2 The proportions of all windows are to be such that there is always a larger vertical dimension ratio 2/3 3/5 1/1 all as approved.



7.7 Garage doors – No steel garage doors are permitted.

7.8 External burglar bars will not be permitted.

7.9 Boarded or louvered timber shutters are recommended. Shutters to be painted white or natural colours.

7.10 Pergolas. No pergolas may be covered with any corrugated sheet material, either opaque or translucent.

7.11 Soil and Waste Pipes - All soil and waste pipes unless located within enclosed courtyards shall be concealed within the walls or ducting.

7.12 Gutters and Down Pipes - Gutters and down pipes should be unobtrusive and as far as possible be concealed. All exposed gutters must be continuous aluminium, white or painted to match the roof. Down pipes must be aluminium finished white or to match walls.

7.13 Balustrades - Balustrades to verandas and balconies shall be in accordance with the Architecture as describe above, or other approved designs.

7.14 Caravans and Boats - Caravans may not be used as dwellings and caravans and boats may not be kept on the public roads nor may they be kept on private property if visible from the public roadways or other erven.

7.15 Lettering and Signs. No illuminated signs will be permitted. No lettering on house name signs to be greater than 180mm high. All signs other than house names to be submitted to the HOA for approval.

7.16 Laundry and Refuse - Laundry drying areas and refuse bins must be completely within enclosing walls, which must be brick. The walls must be high enough to provide the

necessary screening.

7.17 Awnings - No fixed or movable, canvas, aluminum, plastic or metallic awnings, screens and coverings of any sort will be permitted.

7.18 Television Aerials and other aerials or devices may only be fixed out of sight on the roof space.

7.19 Solar panels must be flush with the roof and preferably mounted so as to be as inconspicuous as possible.

7.20 Temporary Structures -Vegetable tunnels, shacks and plastic covered structures are not permitted.