

SUGARBUSH NATURE ESTATE ARCHITECTURAL RULES

ARCHITECTURAL RULES 2025 Version 1:



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1. INTRODUCTION:

Welcome to Sugarbush Nature Estate, an exceptional estate nestled in the picturesque Mogale City, South Africa. Framed by the majestic mountain landscape, this enclave offers a unique fusion of natural splendor and contemporary sophistication. At Sugarbush Nature Estate, we embrace individuality through our diverse architectural styles, inviting residents to choose from the rustic charm of a Contemporary Farmhouse, the sleek lines of High-Tech Contemporary, the understated elegance of Minimalistic design, or the bold aesthetic of Industrial architecture. Each stand within this exclusive community serves as a blank canvas for your dream home, seamlessly blending with the breathtaking surroundings. Embrace the opportunity to reside amidst nature's grandeur while enjoying modern comforts tailored to your distinctive taste. Welcome to a life of unparalleled luxury at Sugarbush Nature Estate.

Sugarbush Nature Estate is committed to architectural excellence, as reflected in our comprehensive rules. We prioritize designs that are not only well-articulated but also meticulously planned to integrate harmoniously with the natural environment. Emphasizing the significance of community aesthetics, we require each architectural endeavor to create an appealing and carefully curated street frontage. We advocate for open and inviting front street site boundaries, discouraging the construction of imposing frontal boundary walls. This intentional approach aims to cultivate a sense of openness and connectivity, contributing to the establishment of more spacious environments. Sugarbush Nature Estate values the equilibrium between individual expression and communal harmony, encouraging designs that enhance the overall aesthetic appeal while fostering a welcoming atmosphere throughout the estate.



1.1 CONTEMPORARY ROOTED ARCHITECTURAL STYLES:

Sugarbush Nature Estate takes pride in its exclusive architectural vision, which is solely dedicated to contemporary designs. Within this enclave, residents have the privilege of choosing from a carefully curated selection of contemporary styles, each showcasing a meticulous blend of innovation and aesthetics. Every home within Sugarbush Nature Estate reflects a commitment to modern living. Each residence is a testament to thoughtful design, emphasizing the estate's dedication to providing a sophisticated and cohesive living experience rooted in the essence of contemporary architecture.

1.2 ALLOWED CONTEMPORARY ARCHITECTURAL STYLES:

- Farmhouse
- High Tech
- Minimalistic
- Industrial

Any other styles such as Tuscan, Bali, French Villas, etc ARE NOT allowed.



2. SITE PLANNING & TOWN PLANNING CONTROL:

Sugarbush Nature Estate is meticulously planned to establish a symbiotic relationship between residences and their natural surroundings. Each house must be strategically positioned and designed to embrace the beauty of the environment, creating a seamless integration with natural elements. The careful placement of homes prioritizes both residents' enjoyment of nature and the preservation of their privacy. Respect for neighbours is a cornerstone of our planning, with a focus on ensuring that each residence is positioned thoughtfully to safeguard the privacy of both inhabitants and neighbours alike. Sugarbush Nature Estate fosters a community where the tranquillity of the surroundings harmonizes with the privacy and individual space that each homeowner deserves, embodying a vision where architectural sophistication meets considerate coexistence.

2.1 COVERAGE:

Coverage will be calculated as per the local municipality's town-planning scheme:

- Maximum 50%

Only one dwelling per stand is permitted as per the current town planning scheme.

2.2 FAR (FLOOR AREA RATIO):

FAR will be calculated as per the local municipality's town planning scheme:

- 0.8

2.3 BUILDING LINES:

- Street Boundary: 3 meters
- Side Boundary: 2 meters
- Back boundary: 2 meters

2.4 HEIGHT RESTRICTION:

The total height of the building must not exceed 2 storeys, with a height restriction of 9 meters applicable. No part of the building may encroach upon the 9-meter height restriction line. The height line is measured and offset from the natural ground level of the site.

2.5 ZONING:

- Residential 1 – only one dwelling per stand allowed.



3. ARCHITECTURAL CHARACTER & VISION:

3.1 DESIGN APPROACH:

All buildings must be designed to be site-specific. The design of the dwelling and the entire stand must demonstrate sensitivity to the existing site, including natural features, flora, and topography. This effect may be achieved through the use of natural materials and a rich combination of textures and earthy colours. Natural elements such as stone may be introduced subtly.

Texture richness on the elevations is achieved through various plaster techniques (smooth plaster, bagged plaster, and scratch plaster), as well as facebrick features, natural stone panels, and plinths approved by the HOA. Dry-stacked natural stone and approved cladding may only be used on selected panels and may not exceed 10% of any elevation. It is recommended that stone cladding be primarily used on elements such as feature walls, spine walls, screen walls, fireplaces, and chimneys. Artificial cladding is prohibited; only natural materials are permitted.

No timber building structures are allowed.

Existing indigenous trees may not be removed from the site, and surrounding structures and houses must be considered during the design process. Both the limitations and possibilities of each erf must be considered during the building's design stages.

All external finishes must be indicated in a finishing schedule on the drawings and are subject to HOA approval.

4. BUILDING DESIGN RULES:

4.1 PRIMARY DESIGN ELEMENTS:

Building Shape and Form:

Buildings should be characterized by simple shapes and pitched roofs, with overhangs not less than 450mm.

Proportion and Scale:

Elements such as patios, verandas, and roof overhangs must be carefully integrated to harmonize the building with its immediate context. Reveals and protruding shapes should be applied skilfully to enhance the texture of the facades and break up monotonous flat surfaces. Large masses should be avoided, favouring instead simple, well-articulated blocks with connecting links.



The area of the first floor is limited to a maximum of 80% of the ground floor area. Such areas must be calculated to include covered patios, covered balconies, covered entrances, stairs, stair volumes as well as double volumes. These areas are not based on the Local Authority interpretation of coverage or FAR and should be completed as a separate calculation.

Building Material, Finish, and Colour:

Locally available building materials are encouraged. Conventional brick walls with smooth plaster, scratch plaster or bagged finish will be complimented with natural and approved stone cladding, steel and timber details. An approved colour palette can be obtained from the HOA. All colour samples must be approved prior to application.

4.2 ROOFS:

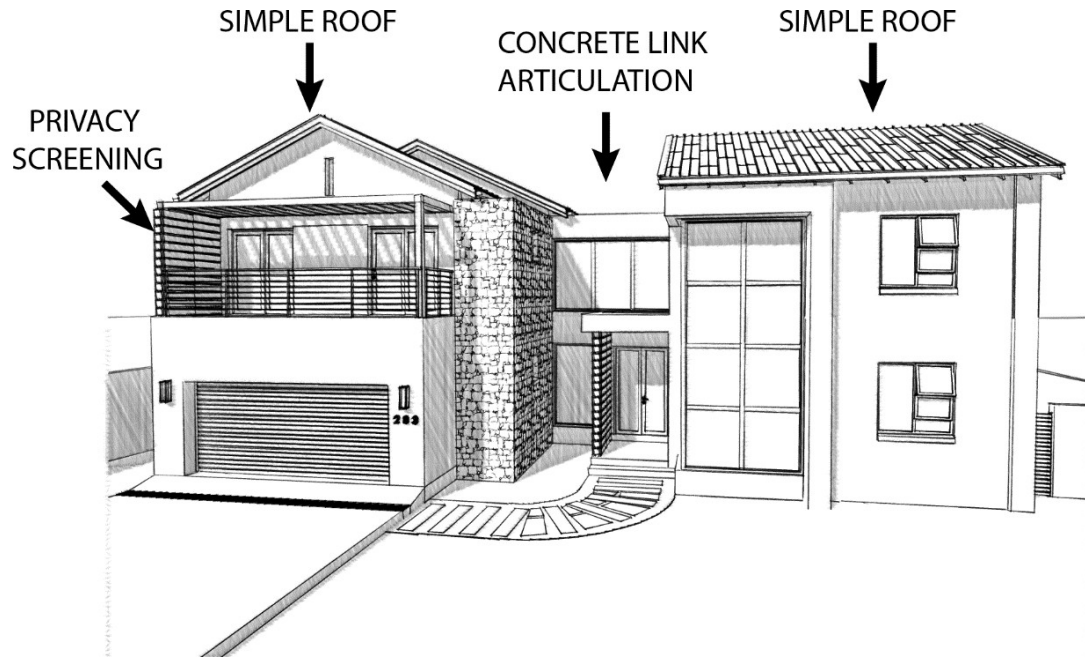
Allowed Roof Types:

- Gable Roofs (Pitch between 25° – 35°)
- Mono-Pitched Roofs (Pitch between 5° – 15°)
- Concrete Roofs
- NO Hipped Roofs will be allowed.

Roof Coverings:

- Concrete tiles such as Marley Modern in only black or dark grey colour
- Chromadek or IBR sheeting in either Charcoal, Dolphin grey or Dove grey colour
- No thatch roofs or Harvey Tiles are permitted.
- All exposed timber roofing members to be finished with approved oil or similar treatment.





Eaves:

Eave overhangs must be a minimum of 450mm. Deep eaves are encouraged to screen large expanses of glazing, create a depth and shadow to articulate elevations and to protect openings from compelling summer rain. All exposed timber to be finished in approved oil, creosote, or timber preservative with approved colour stain. Veranda / lean- to eave overhangs to project at least 500mm beyond the face of the supporting columns. Any eave overhang that exceeds 750mm must be supported by either a wall-mounted support sprocket or beam.

Roof Lights:

Roof lights will only be permitted if in tinted glazing and only on concrete roofs. The position and design of roof lights and skylights are for the HOA scrutiny and approval. Roof lights must be hidden and are not to be visible from the road.

Solar Panels:

Solar panels (by specialists) are encouraged. The position of the panels is to be clearly indicated on plans for approval by the HOA. Solar panels are to be placed on the same plane as the roof and should be hidden and not visible from the road.

4.3 EXTERNAL WALLS:

- A combination of different exterior finishes is encouraged.
- Smooth plaster and paint
- Bagging and paint
- Scratch plaster and paint

- Facebrick – All facebrick samples must be approved by HOA in design submission stage 1. Red, grey, and black in colour is encouraged.
- Dry-stacked natural stone cladding on selected panels (10% of external surface) – only approved stone cladding may be used.
- The approved wall colours can be obtained from the HOA.

An earth-toned colour palette will enhance a cohesive architectural language throughout the estate. Change of material or finish on the same wall panel is not permitted and should only occur where there is a logical break or acute sharp corner junction. In instances where such breaks or corners are absent, the architect must incorporate design detail and secondary elements to add visual interest to the design. All cement finishes must be applied naturally and strictly according to the manufacturer's instructions; intentionally mottled or artificially aged plaster, as well as special paint effects, are not permitted.

4.4 WINDOWS & DOORS:

The following frame material is allowed:

- Powder coated Aluminium frames - No natural anodised aluminium frames will be permitted.
- PVC frames.
- No steel frames will be permitted.
- No timber frames will be permitted.

Only clear and obscure glass will be allowed. All sandblasting patterns must be submitted to and approved by the HOA. Tinting or glazing will be allowed but reflective glazing will not be permitted.

Burglar Proofing and Security Elements:

All such elements must be designed and installed to be unobtrusive in appearance, with a preference for horizontal, vertical, and combined lines and patterns. These elements may only be installed on the inside reveals of window and door openings. Spanish bars are not permitted. Security gates may be installed on the outside of external doors but must feature a design and colour that are unobtrusive. Details must be approved by the HOA.

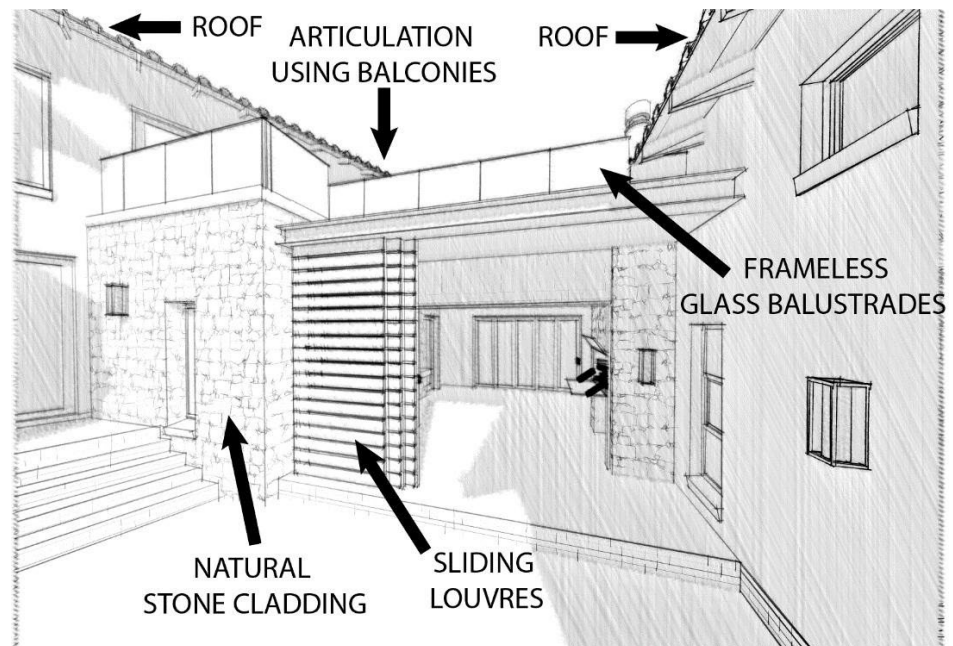
4.5 BALUSTRADES:

The following balustrade material is allowed:

- Glass.
- Steel – Simple Design.
- NO intricate/detailed balustrade designs will be permitted.



- Stainless steel
- CNC cut out balustrades (CNC Pattern to be approved by HOA)



4.6 SECONDARY DESIGN ELEMENTS:

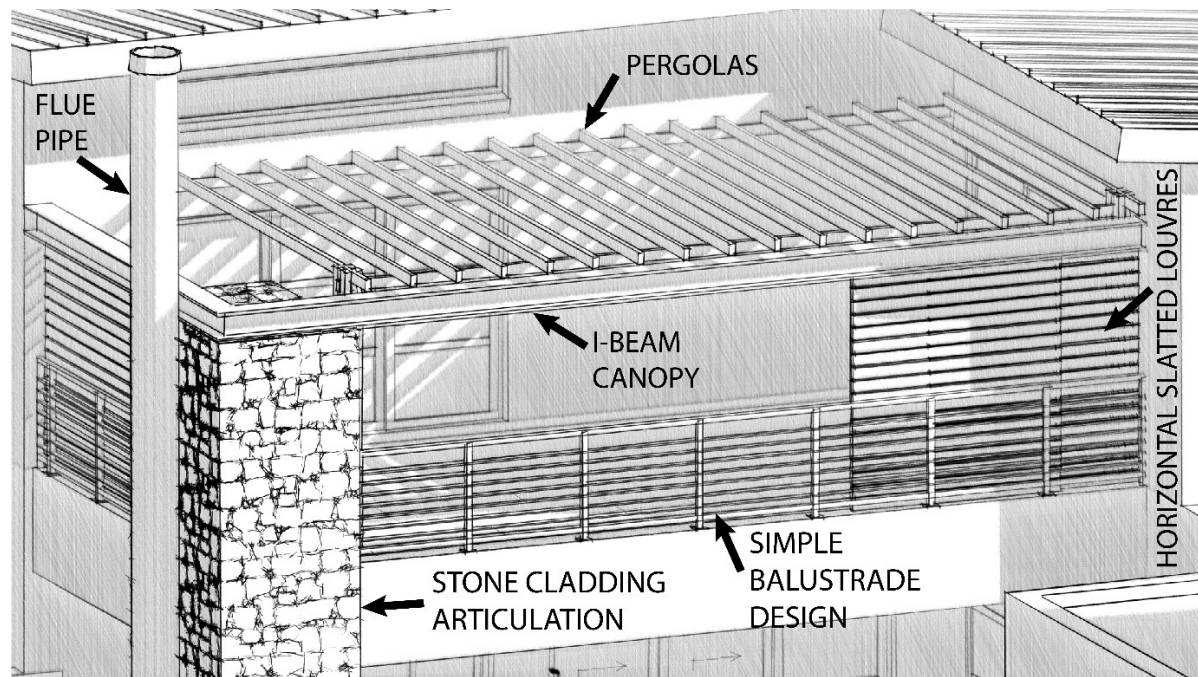
Pergolas:

These items are highly recommended whenever possible to achieve the desired architectural style of this estate. They help reduce the scale of buildings to more human dimensions, break long monotonous lines, and divide the mass of buildings into finer elements. Timber pergolas or a combination of timber and steel pergolas may be used on any house, irrespective of the roofing choice, subject to the approval of the architectural committee and Home Owners Association.

All timber pergolas must be treated with approved oil, creosote, or timber preservative, accompanied by an approved colour stain. All joints must be bolted with galvanized dome nuts; visible gang-nail connectors are not permitted. Pergolas may be finished with either timber slating or timber laths.

Design





Plinths (Up to Ground Floor Level):

Plinth walls should feature a finish of natural stone or approved face brick cladding.

Special attention should be given to areas where plinths need to be stepped to accommodate the natural fall of the site. Plinths may not exceed a maximum height of 1m above Natural Ground Level (NGL). Where plinths are likely to exceed this limit, stepping of the foundation should be implemented.

Columns:

Only simple contemporary columns made of steel, timber, brick or combinations thereof will be permitted. No classical order, decorative or sculpted columns will be permitted. NO prefabricated fibre-cement historical columns will be permitted. Fibre cement circular columns will only be permitted if they are light in character and not exceeding 300mm in diameter. Particular attention should be paid to the detail of the junctions between the different materials that make up these columns. It is intended that these connections be clean and crisp, and for the columns to be light in character.

Paving and Landscaping:

- All driveways are to be fully paved. Driveway widths are limited to 6m at the junction with the public road. Preference will be given to clay brick paving, coloured interlocking or cobble stone.
- Solid concrete driveways are allowed with expansion joints.
- Grey stone chip driveways are allowed.
- A combination of concrete and brick pattern layout will be allowed.



- The use of hedgerows is recommended. Indigenous trees and shrubs will be recommended.
- Trees planted in the road of the reserve must complement the existing landscaping for the streetscape.
- All residents must install 2 X 110mm Sleeves under the driveway paving.

5. TREATMENT OF STAND BOUNDARIES:

In order to enhance the appearance of sidewalks and the streetscape of the general estate, the following rules will apply:

Internal Street Boundary:

- Street boundary walls are discouraged within the estate but may not exceed 1.2m in height

Side Space and Back Boundaries:

- Side boundary walls should ideally end in line with the house structure but may only be 1.2m high for 3.5m adjacent the street boundary, then can be stepped to a maximum of 1.8m high.
- All common boundaries to be 1.8m high.

6. GENERAL DESIGN RULES:

- 6.1** The privacy of surrounding properties must be considered. Consideration should be taken for balconies not to overlook the living areas of adjacent properties.
- 6.2** All bathroom windows must have obscure glass or be screened.
- 6.3** No staff accommodation must be nearer to the street than the main building unless contained under the same roof or integrated into the overall design.
- 6.4** Outbuildings and additions must match the original building design in style, elevation and material usage and any outbuilding must be contained under one (main residence) roof.
- 6.5** No shade netting may be used for carports or any other coverage. Carports with roof to match the main dwelling are permitted. Carport design to be integrated into main design with facade adjoining main house and only with the approval of architectural committee and Home Owners Association.
- 6.6** Yard and screen walls must complement the basic materials of the buildings and be indicated on the plans. All screen walls are to be 1.8m high.



- 6.7** No dog kennels, caravans, boats, or trailers are to be visible from the road and may not be placed in the restricted side space (buildings lines).
- 6.8** No prefabricated garden sheds, wendy houses or any other temporary structures will be allowed on the estate.
- 6.9** Awnings, air conditioning units, satellite dishes and other externally fitted equipment must be clearly shown and annotated on the drawings and approved by the HOA. Air conditioning units must be concealed.
- 6.10** All plumbing, air-conditioning units and washing lines must be fully screened and not be visible from the street and adjoining properties. All of these and geysers installed outside the perimeter of house, must be contained and closed to not be visible from street or adjoining properties and such design must be in keeping with general design principles applied to wall treatment and hiding of plumbing installations.
- Solar heating, gas and heat pump geysers are encouraged. Positioning must be clearly indicated on the plan to Aesthetic committee satisfaction and approval.
- 6.11** Rainwater tanks will be encouraged and may be installed outside the perimeter of the home but must be contained and closed to not be visible from street or adjoining properties and such design must be in keeping with general design principles applied to wall treatment and hiding of plumbing installations. These tanks must be clearly shown and annotated on the drawings.
- 6.12** No razor wire or palisade fencing on top of existing internal boundary walls will be permitted.
- 6.13** The Architectural Rules will be managed by the HOA and members of the professional team.
- 6.14** No precast concrete moldings allowed on any part of the building.
- 6.15** From a landscape perspective, we request that front areas/entrance walkways or front yards always be maintained and a minimum of 20% of plants is required.
- 6.16** The Architectural Rules form part of a more comprehensive set of Estate Rules. The documents should be read in relation to each other. Together the complete set of documents form the house rules for the development, and they do not replace any statutory requirements, prescribed submissions to and approvals by the authorities.



These rules are in addition to the standing National Building Regulations, Occupational Health and Safety Act and all other Local and National Authority Requirements, Rules and Laws.

7. BUILDING PLAN SUBMISSION:

The following must be adhered to before building plans will be considered for inspection:

- 7.1** A non-refundable plan approval fee of R 8 000-00 (Eight Thousand Rand) per stand (for new houses) or R3 000-00 (Three Thousand Rand) per stand (for additions and alterations) escalated at 10% per annum to the appointed HOA Panel of Architects. Invoice will be sent after submission of plans.

Plans to be submitted on:

- Dropbox (Once scrutiny fee is paid, the Dropbox uploading folders will be allocated)

- 7.2** A building performance deposit of R12 000-00 (Twelve Thousand Rand) must also be paid to the Property Management Company as appointed by the HOA and this deposit will be held in trust (interest free).

The deposit will be used in the event if there is a breach of non-performance to remove rubble or make good any damage caused by the contractor or his sub-contractors or suppliers, including curbing, landscaping, community services, roads, irrigation, etc.

Any excessive costs in the maintenance of this will be for the owner's account.

The deposit shall be released subject to the submission of a Certificate of Completion and Certificate of Occupancy from the Local Authority, as well as the final aesthetic inspection has been carried out by the Aesthetics Committee and shall only be refunded within 14 (fourteen) days after receipt of all required documents. Please note that the building deposit may also be used to settle any outstanding levies at time of completion.

- 7.3** Three sets of plans (1 set in color, 2 sets monochrome) necessary for Mogale City Council approval, with a soft copy in PDF format for the HOA record purposes to be sent to hoa@sugarbushnatureestate.co.za. Plan submission to and approval fees for the City Council are for the owner's own account.
- 7.4** A signed copy of the last page of the Architectural Rules must accompany plan submissions.



7.5 A checklist for plans, Plan Approval Application form and Sample sheet or any plan related queries can be obtained from the Dropbox folder or from our in-house architectural professionals:

- GJS architectural Design gideon@gjsad.co.za 010 447 3566 or 083 300 2304
- Vanrick Architecture info@vanrick.co.za, 011 764-1966 or 082 210-7229

7.6 No plan submitted will be processed before confirmation is obtained that all levies are up to date, and that the building performance deposit was received by the managing agents for HOA.

7.7 No plan will be approved without a beacon certificate from a registered land surveyor.

7.8 Although the original Geotech report for Sugarbush Nature Estate indicated that there are no dolomite areas within the estate, the NHBRC might require a site specific Geotech report. This report needs to be done at the owners' expense, and the HOA is not responsible for any costs incurred.

8. FINAL INSPECTION:

8.1 Final inspection is done to ensure that all dwellings are as per the approved plans on file at the Aesthetics committee, before the building performance deposit can be refunded.

8.2 If the dwelling deviates from the approved plans, "As Built" plans must be submitted for approval by the committee depicting all variations. A resubmission fee of R3 000(One Thousand Five Hundred Rand) will be charged.

8.3 The building must be completed to such an extent that the owner can move into the house, and all building activity, contractors and subcontractors are off the building site. On occupation of the building, all items on approved building plans must be completed and reflected on site.

8.4 The HOA reserves the right to prevent the occupation of any houses if the above is not fully adhered to and may insist on adjustments to the building if the 'as built' and plans are vastly different or no longer comply with these rules or other guidelines.

9. CONTRACTORS & SUB-CONTRACTORS:

9.1 No construction may commence unless:



- The water connection is installed on site.
- An approved site toilet has been installed. (Entrance to the toilet to be screened)
- The building performance deposit has been paid
- All outstanding levies are paid
- All defects on site have been reported to the HOA. (Curbs, roads, paths and plants, etc.)
- The contractor has paid and maintains payments for utility usage during construction.

9.2 An advertising board reflecting Stand Number, Owner and Contractor's contact details must be displayed on site, before any work commences.

Board size: 1230mm (width) x 1230mm (height)

All other boards (advertising) must be approved by the HOA before it is displayed.

9.3 No building material will be allowed to be stored on the street (tarmac), and the streetscape should be always kept neat and clean.

9.4 Contractors and sub-contractors will only be allowed for work on site within the following hours:

- Monday to Friday – 06h30 to 18h00
- Saturdays – 07h00 to 13h00
- Sundays and public holidays – no working allowed.

Any times outside this framework to be arranged with the HOA.

10. EXTERNAL PAINT:

10.1 Approved Colors:

- Shades of Cool Greys
- Shades of Warm Greys
- Shades of Olive tones

All colors are to be given on finishing schedule and are subject to HOA approval.

10.2 All other colors need to be approved by the HOA before any work commences.

10.3 Residents are encouraged to use reputable brands of paint, made to withstand harsh elements.

10.4 All owners are required to keep their property in a proper state of repair and maintenance. Any house and/or boundary walls where the exterior paint is faded and



discolored will be requested to re-paint within a 3-month period since a formal notice is given. Failing to do such will result in a monthly fine.

11. ACKNOWLEDGEMENT:

The Architectural Design Rules document is fully understood, and the Owner, Architect, and Contractor undertake to comply with all the Rules of the Estate. I also commit to adhering to any additional controls instituted by the HOA from time to time, as communicated through written notifications. It is my responsibility to ensure compliance by any subcontractor employed by the Contractor or Owner, as well as any suppliers to either contractors, subcontractors, or owners.

In the event of property sale or lease, the seller or lessor must ensure that the buyer or lessee receives a copy of these rules, which are binding upon the buyer or lessee.

Any deviation regarding color, shape, material, design, etc., requires consultation with the HOA and their appointed architects for approval prior to application or construction. Deviation without approval will result in penalties.

