

# **SUGARBUSH NATURE ESTATE**

## **Landscaping Guidelines**

The property is restricted to utilizing indigenous plant material, which will complement the landscape theme.

To ensure a consistent landscape image, particularly along the roads and semi-private spaces facing the public domain, a landscape plan must be submitted for approval. No planting may be provided outside of the erf boundary without approval of the SUGARBUSH ESTATE NPC, Registration Number 2006/029759/08 (HOA)

### **1. PLANTING:**

1.1 Indigenous trees should be preserved as far as possible. The planting of indigenous trees and shrubs, suitable for the local climate, is strongly encouraged.

1.2 Gardens bordering onto the green areas may not encroach into these areas.

1.3 Non-indigenous trees will not be allowed.

2. The sidewalk landscaping in the Estate shall conform to the Landscaping Master Plan. An owner must obtain written consent from the Estate Manager prior to the establishment of any landscaping on the sidewalk adjacent to his erf and thereafter the planting may be carried out in terms of the conditions of such approval. The Estate Manager is entitled to determine that an owner is required to landscape the sidewalk and islands adjacent to his erf and to irrigate these areas with a specified sprinkler system using potable water from his domestic water supply. Under no circumstances, may individual owners sink boreholes on their erf.

The Estate Manager will be entitled to determine that an owner maintains the sidewalk adjacent to his erf to the standard as determined from time to time by the HOA.

It is intended that the initial landscaping established in the estate by the developer will focus on the central boulevard, the Sugarbush Extension 2, 7, 8 and 9 Township area, and the internal parks. The other sidewalks in the Estate will be responsibility of the owner to develop and maintain as part of the landscaping of their private gardens.

An important aspect of the vision for the Sugarbush Extension 2, 7, 8 and 9 Township is to create a distinctive and harmonious landscape in accordance with the architectural vernacular and to extend the framework planting of the central boulevard and other sidewalks to the private gardens.

Owners are encouraged to make use of indigenous plants in their private gardens as far as is practical and to select plants from the recommended plant list.

**Recommended Plant List can be viewed at**

**<https://www.randomharvest.co.za/South-African-Indigenous-Plants>**



3. GENERAL:

These Building and Landscaping Guidelines are to be read in conjunction with the Agreement of Sale between the Seller and the developer, and the constitution of the HOA including any amendments thereto.

Even if an owner may have complied with these guidelines the manager will have the absolute discretion to reject any plans, which do not embody the spirit of what is intended for the built environment in Sugarbush Extension 2 Township.

The manager will, in his absolute discretion, be entitled but not obliged to waive any of these guidelines but any waiver granted should not constitute a precedent, which shall automatically be applicable to any other owner(s).

Owners must be members of the HOA.

During the development period, the developer and thereafter the HOA shall be entitled, in their absolute discretion, to amend these Rules from time to time.

Should any disputes arise relating to the application or implementation of these guidelines, the manager's decision shall be final and binding on the parties concerned.

A handwritten signature in black ink, consisting of a stylized, cursive mark.