Caledon Estate
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BOGMORE HOMEOWNERS ASSOCIATION ARCHITECTURAL AND BUILDING CODE

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1. VILLAGE OF CHARM

The homes to be built at Bogmore Residential Estate have been largely influenced by Victorian architectural elements which through time have simplified to become part of the vernacular of many small towns throughout South Africa. Elements from this architectural reference have been subtly incorporated into the design to give Bogmore Residential Estate a distinctly South African character.

The overall appearance of the homes has been designed to collectively create a village setting; where the use of selected architectural elements and overall planning in an honest, simple, and truthful manner adds to the creation of a community. The houses on the properties are to be situated in such a manner as to also enhance the street experience as the streets are to be seen as an important amenity and add quality and charm to the Estate experience.

2. THE ARCHITECTURAL BUILDING CODE BENEFITS EVERYONE

The aim of the architectural and building code is to achieve a village form of special charm and delight which will enhance the Estate. Your investment will be secure in the knowledge that all parts in the Estate are developed as a planned community, and you have the comfort of knowing that all buildings are to be developed to the same standard and rigorous approval process. By adhering to the building code owners will ensure that ownership will not only be a good investment in its own right but that the investment will be enhanced by being part of the Bogmore Residential Estate experience.

ROOFS

Materials

1) Victorian profile aluminium sheeting to be colour powder coated.
2) Gutters and down pipes shall be made of aluminium or acrylic.
3) Flashing shall be galvanised iron powder coated.
4) Splash blocks shall be made of concrete, brick or gravel.

Configuration and techniques

1) Roofs shall have a primary and secondary roof. Primary
2) roofs shall have a pitch of 35°. Secondary roofs shall have
3) a pitch of 5°. Skylights shall be placed to be least visible
4) from streets. Roofs shall be hipped save in the instance
5) where gables have a verandah attached to them or alternatively the gable detail has been approved by the seller.
6) Flat roofs shall be allowed over minor portions of the house and built in such a manner as to be complimentary to the main building. Eaves shall be continuous and only in
7) the case of clipped eaves may the overhang be less than 350mm.Gutters shall be of the OG profile. Down pipes shall be square, rectangular or round.
8) Down pipes must be placed at the corner of buildings
9) least visible from the street. Overhangs shall be a minimum of 350mm.
10) Eaves details must be approved by the building committee.

ROOF COLOURS

1) Roofs shall be Volcanic or Armo Grey
2) Down pipes and gutters shall be painted white.
3) Facias shall be painted white
4) Wall colours shall be approved by the BHOA committee. Please refer to colour codes at the end of the architectural code, under building additions

WALLS

Materials

1) External walls shall be finished in plaster and paint ed an approved colour. Imitation stone used for plinths and accents such as chimneys.

Configuration and techniques

1) Walls may be built of not more than two materials which shall change along a horizontal line save in the case of fibre cement cladding or imitation stone chimneys. Plinths are encouraged but are
2) not compulsory. Plaster bands must be on the
3) perimeter of all external windows, doors, and on top of free-standing walls. They must be painted white.
4) Gables are allowed on garages and on walls which have a veranda attached to them. Gables must have minimum 5 sheets of a shiplap fascia board that is painted white.

WALL COLOURS

1) Wallsshallbe painted.
   - Colours will have to be approved by the HOA Architectural committee

1) Contrast colours (plaster bands)
   - Painted white

OPENINGS

Materials

1) Windows shall be white powder coated aluminium. In the event of wooden windows being used they shall be painted white.
2) Doors shall be made of wood and painted white.
3) Aluminium front doors may fitted subject to approval from BHOA and must be white.
4) Security doors and window burglar guards must be approved before installation and be painted white.
5) Garage doors will be wooden or fibre glass, they shall be painted white and must be sectional horizontally slated, the same as the developers units

Configuration and techniques

1) Windows shall be rectangular and vertically proportioned. Multiple windows in the same openings
2) shall be separated by a post of not less than 100mm wide. Windows facing the street frontage shall be
3) vertical windows. In the case of vertical windows, they shall be vertical sliding sash windows or windows with
4) similar proportions to sliding sash windows and such windows shall be approved by the building committee prior to installation. Sash windows, casement windows and cottage-pane windows may be used so long as they are vertically proportioned. Circular windows are not
5) allowed. Sliding glass doors may only be used when opening onto a **roofed verandah, unless upstairs.** Garage doors which face onto the street shall not be wider than 2,8m.
6) Double garages will be allowed on non-directly road
7) facing
8) garages

9)

GARDEN WALLS, FENCES AND RETAINING WALLS

Materials

1) Garden walls shall be finished in plaster, or an approved imitation stone to plinth height. No walls may be penetrated with pre-cast elements.
2) Boundary walls facing the street shall be finished in plaster.
3) Timber fencing on side boundaries must comply with the design and development guidelines of the developer and must be painted an approved colour.
4) Approved plastic fencing will be allowed and will be subject to the same rules as wooden fencing.
5) Retaining walls may be made of loffelstein
6) Shade cloth must be erected before any material is placed on site before construction. This cloth must be installed around the entire boundary of the site, leaving a gap for a gate as an entrance. The gate must be locked after hours and have shade cloth attached. All cloth must be green and have 80% coverage. Bonnox fence must be used to always keep the shade cloth neat. Note: Imitation stone may only be used up to a maximum of 600 mm as a plinth on all walls.

Configuration and techniques

1) Walls may be built of no more than two materials.
2) Garden walls shall be a minimum of 230mm thick and have a horizontal cap or coping. Garden walls shall be either low walls of between 600mm and 1m high or alternatively high walls which shall be between 1,6m and 1,8m high. Picket fences shall be
3) smooth treated timber and painted white. No pre-cast fences are allowed Timber fencing shall not
4) exceed 1.8m high and shall be painted an approved
5) colour. Timber fencing which is not picket fencing must comply with the design and development guidelines of the developer. Timber post and rail fences may be used and must be painted white. No mesh is allowed on any fence within the estate No
6) pool fencing or other types of fencing may be used. Shade cloth on the perimeter boundary of all
7) construction sites must be 1,8m (max of 2m high).
8) Cloth must be dark green minimum 80% factor shade, any shade below 80% shall not be permitted.
9) The shade cloth is to be supported by a bonnox type fence on the internal side of the shade cloth, itself supported by wooden poles spaced at a maximum of 3m intervals. The structure is to be supported in such a manner as not to sag or come adrift. There must be no gaps between the ground and the fence and the gate and the fence, so as to restrict any entrance for small children.

GARDEN WALLS, FENCES AND RETAINING WALLS COLOURS

1) Exterior walls shall be painted a maximum of 2, colours. The colours shall be those used on the main building.
2) All fencing is to be white.

GARDENS AND LANDSCAPING

- Landscaping must be completed up to boundaries of property to BHOA committee requirements
- Landscaping must be completed from boundary of property to road to BHOA committee requirements
- All Trees and plants to be indigenous, unless approved by the BHOA architectural committee

ELEMENTS

Materials

1) Chimneys shall be finished with plaster.
2) Peers and arches shall be finished with plaster
3) Posts, columns, spindles and balustrades on porches shall be made of alternatively pre-cast concrete columns in a configuration approved by the building committee.
4) Balustrades or balconies on verandahs facing the street shall have vertical patterns. No horizontal configurations are permitted unless specifically approved by the building committee.
5) Signs shall be made of wood, resin or enamel steel and must be approved by the building committee prior to installation.
6) Awnings shall be metal approved by the building committee prior to installation.
7) Driveways may be Tar/Asphaltor Cobblestone paving. Cobbles must be 160mmx160mmx50mm or 100mmx100mmx50mm and they must be flat.

Configuration and techniques

1) Chimneys shall be either square or rectangular.
2) Peers and arches shall not be less than 230mm×230mm. Double storey columns or peers
3) are not allowed. Columns, if provided, shall be
4) circular and complete with matching base and capital and the proportions must be approved by the building committee. Posts shall be not less than
5) 100mm×100mm. Railings shall have horizontal tops
6) and be champered and shall be white in colour. Spindles and balustrades, if made of wood, shall not
7) exceed 100mm from the center. If made from metal 75mm from the center. Both must be painted white. Balconies shall be structurally supported by brackets
8) and painted white.

GARDENS AND LANDSCAPING COLOURS

Walls: Please refer to colour codes at the end of the architectural code, under building additions.

Roofs

Corrugated Zincalume
Dark Grey- Volcanic Grey Light Grey- Armo Grey

Driveways

Tar/asphaltblack
Cobbles Charcoal with a Light Grey single stone perimeter

MISCELLANEOUS

General

1) The following shall be permitted only in those areas where not easily visible from the street (unless special permission is granted). - TV equipment; clothes lines; satellite dishes; permanent braais; and play equipment (above ground trampolines and jungle gyms). The following shall NOT be permitted:
2) - Panelized materials.
- Air conditioning units that are easily visible from the street.
- Above the ground swimming pools.
- Antennas that are easily visible from the street frontage.
- Signs on properties which relate to businesses or “FOR SALE” signs
- Pre-cast concrete fences.
- Shade Cloth

Approvals:

1) All plans must be approved by the building committee and the developer prior to the commencement of building on any property.
2) Submission fee: A submission fee of R500, R200, and R50 shall be paid to the building committee when submitting the building plans, alteration plans, and addition plans respectively. Metering: Each house shall
3) have a separate water and electricity meter. The type of meter must be approved by the seller.

IMPORTANT

a. Any contravention of the building code or deviation from an approved plan will result in a total stoppage of all building activity on the particular site, until rectified. The developer reserves the right to demolish any illegal building if not rectified within 7 days of being served notice to do so.

b. A clean building site must be maintained during construction i.e. Shade cloth around site boundary, ablution facilities for onsite contractors, adjacent common areas to be free of building material.

c. A water meter must be installed before any material or shade cloth is placed on site. No water may be used before the meter is installed. A reading will be done monthly, and the usage will be charged to the owner.

d. The Owner will be liable for any damage to common property within the estate during the construction phase, whether the damage is caused by themselves or any contractors that enter the estate that are working on their property.

e. The BHOA committee reserve the right to request a reasonable deposit from the Owner or any contractor that will be involved with the construction of a dwelling in the Estate. This deposit will cover any damage to common property and will be refunded once the work has been completed.

f. It will be the responsibility of the owner who is building to make sure that all contractors are aware of the following! No contractor may work on a public holiday or a weekend.

g. No occupation of units shall be granted by the BHOA committee until the building and landscaping have been completed as per the architectural code.

Building Additions:

External Blinds
- Externalblinds must be installed in the recess of the Patio awning only.
- Blinds must be natural in colour
  1. Bamboo blinds- these are most cost effective but require maintenance annually.
  2. Shade Weave Sun breaker blinds- require no maintenance. Colours permitted: SP001- White SP002- Beige

Approved boundary walls/ fences:
- 1.2m White picket fence
- 1.8m Wall painted and plastered as per Architectural Code White post and rail fence, or approved white plastic fencing
- 1.8 White Lattice screen

Picket Fencing
- 1.2mopen pointed picket fence with a 76mm gap painted white. Planks used are 76mm wide x 22mm thick.
- All timber to be CCA and weatherwood treated, planed, primed and painted white.
- All fasteners, latches and hardware to be galvanized and nails to be yellow zinc ringshank nails.

Lattice Screen
- 1.8mhigh and only permitted along sides and back of properties.
- All timber to be CCA and weatherwood treated, planed, primed and painted white.
- All fasteners, latches and hardware to be galvanized and nails to be yellow zinc ringshank nails.

Air Conditioning and DSTV Units
- Cannot be road facing Must not be installed above the skyline of the roof Trunking must be used for cabling and
- painted with matching colours All re-plastering and patchwork must be completed properly using matching paint
- colours White Lattice Boxes must be installed to cover the external units that are visible from the road. They
- must be made following the specifications below. If your external unit may be covered from the view of the road
- by a single panel of lattice that fits onto the wall between the Aircon unit and the road, this will be acceptable. Alternately a box with 3 sides must be used.

- **Timber:** Treated Pine
- **Treatment:** CCA H3 treatment
- **Slats:** 12/32 Clears
- **Frame:** 32/45
- **Spacing:** 40 x 40 apertures
- Assembled with Stainless Steel Screws, Marine Epoxy used on all joints and screw holes 3 x Coats of paint.
- (water-based enamel)
- White in colour
- Sanded 3 times before final coat of paint. Slats has first coat of paint before assembly. Hinges: Stainless steel
- Latches: Stainless steel oval pad bolts
- Custom made lattice panels.

Security Doors and Burglar Bars
- Burglarbars tobewhite or clear Perspex. Security doors to be painted white.
- If installed at sliding door, must be installed internally

SolarPanels

- CannSolar to be installed on the roof. Geyser must be installed in the roof. To be flush mounted.

Gas Stoves
- Cylinders to be concealed.
- Must be installed by qualified technician and a certificate of conformity is required

Swimming Pools
- Above the ground swimming pools are not permitted.
- Blow up swimming pools are permitted provided that they are not visible from the road

Building Extensions and Alterations
- Homeowners are required to submit an application to the BHOA Committee for ANY extensions and alterations. Please note: Requirements differ for sectional title properties. Further information can be obtained from the managing agent. It is the responsibility of the homeowner to find out municipal building guidelines and comply with all municipal requirements. All owners must comply with the estate building line restriction of 1.5m from the boundary on the sides and to the front of their properties. If building extensions are being done, homeowners require approval from her neighbours. The homeowner/ contractor can only commence once the relevant
- approval has been granted, furthermore they have to comply with the architectural code. No deviation from the approved plan will be allowed without the correct approval process being adhered to. Serviced portable toilets are a requirement for approved building and alterations in Caledon Estate.
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Paint Colour
- For Caledon, Overberg, Acacia and Waterberry Villages
- Exterior Statued Satin Finish code NEU12

PVC Products
Please note that the following PVC products are allowed to be installed with final approval from the BHOA architectural committee

PVC Picket fence 1.2m

- *Posts:* 76mmx 76mm at 1,733m every 2,4m on level ground, but 1,6 or 1,2m apart on sloped areas or on curves, planted 533mm deep in soil. *Bottom rails:* 51mm x 89mm at 2385mm and must be 50mm from the
- ground Top rails: 51mmx 89mm at 2385mm and must be 250mm below the top of the post Pickets: 76mm x22mm spaced 72mm apart, 15 per 2,4m section, with pointed caps. Must be a very high quality “virgin” PVC. not recycled. Use a uPVC (UV resistant).
- Titanium Trioxide is the impact modifier used for UV resistance and the brilliant white colour
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PVC Courtyard gates

- VF-2 PVC Rail Courtyard Gate, custom height and width
- Gate Frame: 51mmx89mm Extruded
- PVC with aluminium corner inserts
- Slats: 22mm x 67mm PVC
- Hinges: Aluminium
- Latch: Varies
- Side Mounts: 51mm x 89mm PVC
- With aluminium inserts
- Must be a very high quality “virgin” PVC. not recycled. Use a uPVC (UV resistant).
- Titanium Trioxide is the impact modifier used for UV resistance and the brilliant white colour

PVC Lattice screens and Aircon boxes

- Aircon screens are wall mounted without posts.
- The solid strips are 40mm wide with 38mm x 38mm holes for Lattice and 45mm x 45mm holes for Trellis.
- The top & bottom rails are 51mm wide. Posts are either 76mm x 76mm or 102mm x 102mm depending on the installation.
- For Lattice & Trellis fences, you will need a post every 2,4m or closer at 1,2m high or lower.
- For 1,8m high there will be a post every 1,2m or you can do it at every 2,4/1,6m with a vertical middle support rail running horizontally.
- Must be a very high quality “virgin” PVC. not recycled. Use a uPVC (UV resistant).
- Titanium Trioxide is the impact modifier used for UV resistance and the brilliant white colour.

Using lattice to enclose a parking bay area under an awning

- Only one parking bay beneath the awning may beenclosed. At least one parking bay should be available (In
- front of an enclosed awning or next to it).
- Only the awning area directly adjacent to the house may be enclosed
- The enclosure may not be erected in front of the house
- The lattice structure will follow the prescribed make up as stated in the PVC Lattice screens and Aircon boxes
- An opening of 300mm high will be required between the floor and lattice, and between the roof and the lattice.