

ANNEXURE "10.4.1"



WILD FIG COUNTRY ESTATE
HOME OWNERS ASSOCIATION
(WFHOA)

Architectural Language
Guidelines
&
Building Procedures

1. INTRODUCTION

- 1.1 The purpose of the Building Procedures and Architectural Language and Guidelines is as follows:
 - 1.1.1 To create a harmonious built environment on Wild Fig Country Estate (“the Estate”) that will be considerate to the existing natural beauty of the estate
 - 1.1.2 To ensure that the architecture on the estate enhances the living experience of all residents.
 - 1.1.3 The prescriptive procedures with regard to plan approvals and building operations on the estates are necessary to ensure that the tranquility of the estate is preserved for all, during its time of establishment as well as thereafter.
 - 1.1.4 The guidelines and regulations with regard to the buildings themselves are to ensure that buildings of quality are erected by professional contractors in an effective and organised manner
- 1.2 Owners, their appointed professionals and building contractors, must comply with these architectural rules and guidelines to ensure an orderly development which will protect the interests of all residents. These guidelines form part of the Home Owners Rules of the Estate.
- 1.3 Any proposed improvements on the estate planned by the owner will require the submission of a building plan to the Wild Fig Home Owners Association for approval according to the procedures outlined herein.

2. ARCHITECTS

Havenfield Investments (Proprietary) Limited (trading as Wild Fig Country Estate) (“the developer”), has appointed an approved architect ("Estate Architect") to Design, Document and Supervise all developments and improvements on the Estate subject to the architectural Language guidelines outlined below.

3. WORK REQUIRING WFHOA PERMISSION PRIOR TO COMMENCEMENT

- 3.1.1 Any owner intending to carry out any of the following activities must obtain prior written approval from the Wild Fig Country Estate Home Owners Association (WFHOA).
 - 3.1.1.1 The construction of new buildings and all structural, aesthetic and external alterations to existing structures.
 - 3.1.2 Underground construction (i.e.) drains water pipes, electricity, telephone conduits or any other underground work.
 - 3.1.3 Painting and repair of any existing external facades.
 - 3.1.4 The construction of awnings, projecting roofs and trellises.
 - 3.1.5 The construction of Garages and carports
 - 3.1.6 The construction of swimming pools and any external paving.
 - 3.1.7 Walls, gates or any landscape construction.

- 3.1.8 Cutting down of any trees or removal of any natural rock outcrop.
- 3.2 Procedures to obtain approval may include the submission of plans as described below and as required by the WFHOA.

4. **APPROVAL OF BUILDING PLANS BY WFHOA**

- 4.1 The Estate Architect has the authority to approve building plans for new houses or alterations to existing houses within the Estate.
- 4.2 An owner will be required to submit building plans to the Estate Architect, Developer's representative and the chairperson of the Homeowners Association for scrutiny prior to the construction of any building on the Estate. The plans shall be in accordance with the requirements of the local authority as well as the requirements of this document and shall be accompanied by a payment to the Estate Architect of a plan scrutiny fee which is currently R 2 000.00 (Two Thousand Rand) (V.A.T included) but which may be adjusted from time to time by the Estate Architect in his sole discretion.
- 4.3 Three copies of all documents shall be submitted for approval. One copy to be retained by the Committee for its records and the other returned with stamped approval together with any comments to the owner. The third copy will be kept on record at the WFHOA offices.
- 4.4 In order to avoid unnecessary costs, it is recommended that an owner arrange a consultation with the Estate Architect before proceeding with the design of his house. The cost of the consultation is included in the plan scrutiny fee.
- 4.5 If building plans contain adequate information and conform to the Estate rules and the approved architectural style, they will be approved within one month of submission. The following information is required:
 - 4.5.1 A **Site plan** showing all intended structures to be erected on the stand, also showing adjacent stands, as well as showing the proposed access route to the proposed residence from the road and the treatment of the surface of the access route. Contours with intervals of not more than 1 meter are required to be shown on site plans. (Detailed contour layouts of all stands are available at the offices of the Estate Architect at a nominal fee)
 - 4.5.2 The centre of the development circle and its limit is to be clearly indicated together with the surveyed GPS Co-ordinates of this peg (This information is available from the offices of the Estate Architect.)
 - 4.5.3 This site plan must indicate surveyed positions of all trees with trunks larger than 50mm diameter and natural protected areas such as rocky outcrops and the like that fall within the development circle. Site plans are also to indicate the trees that are proposed to be removed in the building process. (Refer to point 2.4 above – it is recommended that an on site meeting is arranged with the Estate Architect, Developer's representative and the chairperson of the Homeowners Association, Developer's representative and the chairperson of the Homeowners Association to avoid unnecessary costs. See also architectural design guidelines below on rules for removal of vegetation.

- 4.5.4 Plans, Sections and Elevations of all buildings on the Estate – including outbuildings are to be shown.
- 4.5.5 An electrical layout is to be included showing the proposed positions of all light fittings intended for the building and surrounding garden.
- 4.5.6 The proposed septic tank and French drain system to be implemented for the particular stand and its dimensioned position on the stand must be indicated. A water percolation test for the particular siting of the Septic tank and French drain. and method of Septic Tank construction is to be approved by the Estate Architect. The percolation rate test methodology is available from the offices of the Estate Architect.
- 4.5.7 The building plans must be submitted to Wild Fig Country Estate Home Owners Association c/o the Estate Office and FDP Architects, Suite 1 Fig Tree Court - 42 Mostert Street, Nelspruit. TEL (013) 752 2583 FAX (013) 752 8600

5. APPROVAL OF BUILDING PLANS BY LOCAL AUTHORITIES:

- 5.1.1 Once plans have been approved and stamped and signed by the Estate Architect, Developer's representative and the chairperson of the Homeowners Association, the building plans are to be submitted to the Local Authority for its consideration. On receipt of the Local Authority's approval, the owner may proceed with the construction of the building in accordance with the building by laws, standard building regulations and the approved building plans, and the Estate architectural guidelines and construction procedures.
- 5.1.2 The first step for commencement of construction is to arrange a formal site handover meeting at which the Estate Architect, Developer's representative and the chairperson of the Homeowners Association shall be present, together with the client and building contractor who shall be one of the building contractors authorised by Havenfield Investments (Proprietary) Limited (trading as Wild Fig Country Estate) to construct the construction. A site handover certificate must be signed by all three the above parties prior to construction commencing.

6. TIME WITHIN WHICH BUILDING IS TO BE COMMENCED AND COMPLETED

- 6.1.1 Development of any property must be completed within 3 (Three) years from the date of the signature of the "Offer to Purchase".
- 6.1.2 Construction must be completed within 1 (One) year from the date of signature to the builders code of conduct document and SITE HANDOVER CERTIFICATE.
- 6.1.3 The erection of the main / primary buildings and out / secondary buildings are to take place simultaneously.
- 6.1.4 The WFHOA would have full right to instruct the owner or appointed contractor to complete any building project shelved for a period longer than 6 months in an incomplete state. In extreme cases where these buildings are left incomplete, the WFHOA shall have the right to re-habilitate the stand to its original condition.

7. SIZE OF BUILDING

It is recorded that the size of the building to be constructed on the property shall be not less than 350m² (three hundred and fifty square meters).

8. SELECTION AND CONDITIONS OF APPOINTMENT OF A BUILDING CONTRACTOR:

- 8.1.1 Although a list of approved contractors for the Estate shall be updated from time to time by the developer, the owner of the stand shall be solely responsible for the choice of building contractor from that list.
- 8.1.2 The owner and contractor shall be required to sign an agreement with the WFHOA to regulate the building activities on the stand. This contract will include, but will not be limited to the following:
- 8.1.3 The requirement that the building contractor pay a refundable deposit to the association of R30 000 per stand as security against default of any of the conditions of such a contract.
- 8.1.4 The obligation to ensure that any material suppliers and delivery trucks, or vehicles for that contractor, do not damage the Estate roads or any parts thereof. Any damage so caused will be the responsibility of the contractor.
- 8.1.5 The obligation to erect a screen to minimise the visual impact during the building period.
- 8.1.6 Conditions relative to the delivery and storage of materials
- 8.1.7 Noise
- 8.1.8 Working hours
- 8.1.9 Transportation routes to the estate and to the stand.
- 8.1.10 Security procedures within the Estate
- 8.1.11 Removal of rubble from the stand and the Estate.
- 8.1.12 The erection of boards and signs.
- 8.1.13 Maximum loads of delivery and construction vehicles.

9. PROCEDURES FOR HANDING OVER OF SITE TO A CONTRACTOR:

- 9.1.1 The following must be in place prior to the handing over of the site to a contractor for commencement of construction:
 - 9.1.1.1 The plans duly stamped and approved by the WFHOA.
 - 9.1.1.2 The plans approved by the Local Authority (Mbombela District Municipality)
 - 9.1.1.3 Transfer of ownership of the stand in the name of the owner with a letter of confirmation from the owner in this regard.
 - 9.1.1.4 Percolation test results.
 - 9.1.1.5 The proposed house set out on site with danger tape showing the full extent of all structures to be erected.
 - 9.1.1.6 NHBC Unit Enrolment (Statutory requirement)

- 9.1.1.7 A temporary toilet for all workers on site.
- 9.1.1.8 Water meter installed
- 9.1.1.9 Electricity account transferred into the name of the owner
- 9.1.1.10 Shade cloth enclosure for the site
- 9.1.1.11 Security regulations and registration of workers completed
- 9.1.1.12 Material storage site prepared
- 9.1.1.13 Driveway indicated

9.1.2 Upon compliance with the aforesaid, the owner of the property shall co-ordinate and arrange a formal meeting to take place between the building contractor and Estate Architect, Developer's representative and the chairperson of the Homeowners Association. This meeting shall be called on 1 (one) weeks written notice by the owner of the property to the estate management, building contractor and the Estate Architect, Developer's representative and the chairperson of the Homeowners Association.

9.1.3 At the above meeting a site handover certificate will be prepared and will be signed by the owner, building contractor and the Estate Architect, Developer's representative and the chairperson of the Homeowners Association.

9.1.4 On COMPLETION of any building contract or improvements to the stand the estate manager, contractor and Estate Architect, Developer's representative and the chairperson of the Homeowners Association must arrange another meeting at which a completion inspection will be held and a project completion certificate signed by the, contractor, Estate Architect, Developer's representative and the chairperson of the Homeowners Association and registered owner will be signed.

10. **CONDITIONS RELATING TO THE EXECUTION OF THE WORKS**

10.1.1 It is the responsibility of the owners to ensure that the building contractor is made aware of the terms and conditions contained in the builders' code of conduct, which document must be read in conjunction with this document.

10.1.2 If it becomes apparent that a contractor is not complying with the provisions contained in the builders' code of conduct or this document, the WFHOA will have the right to suspend building activities immediately and it accepts no liability for any losses sustained by the owner as a result of this action.

11. **TRANSGRESSION AND PENALTIES**

Should any construction work not comply with the terms and conditions of the approved project, the WFHOA will formally notify the owner to cease all activities and modify the work and/or drawings in order to comply with the terms and conditions therein. If the owner fails to comply with this notice then the WFHOA will apply to the judicial authorities in order to obtain a formal stop order. The legal costs will be for the account of the owner and the owner will also be responsible to restore the site to its former state.

12. ARCHITECTURAL LANGUAGE GUIDELINES:

12.1.1 All building works shall be designed to conform to these guidelines and to the satisfaction of the Estate Architect, Developer's representative and the chairperson of the Homeowners Association. The decision on whether or not the plans are acceptable shall be at the sole discretion of the Estate Architect, Developer's representative and the chairperson of the Homeowners Association, which decision shall be taken within the framework of the guidelines contained herein.

12.1.2 The Estate Architect, Developer's representative and the chairperson of the Homeowners Association shall be entitled to not approve the plans for any house, which in their sole opinion would detract from the appearance of, or reduce the value of other houses in the Estate. The Estate Architect, Developer's representative and the chairperson of the Homeowners Association shall not be required to give reasons for rejecting such a plan, nor shall the Estate Architect, Developer's representative and the chairperson of the Homeowners Association incur any liability to any person in doing so.

13. GENERAL DEVELOPMENT REQUIREMENTS:

13.1.1 BUILDING AREA

Bulk of the building to be within the 25m building area radius. Timber decks uncover and swimming pools to be within a maximum of 25m radius. The intention is to prevent spread over the site.

13.1.2 BUILDING SIZE

The size of the building shall be a minimum of 350m² (three hundred and fifty square metres).

13.1.3 MAINTENANCE

The Owner shall at all times maintain the exterior of the house, the swimming pool, garden, screen walling or fencing and decks, to the satisfaction of the association.

13.1.4 APPEARANCE

Owners shall at all times ensure that any object which could, in the opinion of the association, be considered unsightly or to the detriment of the appearance of the Estate, should not be visible from common areas or other properties. Objects which should be screened from view include among others washing lines, exposed plumbing and swimming pool pumps.

13.1.5 RESTRICTIONS

The restrictions set out below are in addition to any restriction imposed in terms of conditions of title, town planning schemes or national or any other building regulations. Notwithstanding that, any plans or improvements may comply with any such restrictions imposed by third parties, the approval of any plans or improvements within the Estate shall be at the sole discretion of Estate Architect, Developer's representative and the chairperson of the Homeowners Association. Similarly, compliance with restrictions imposed by the Estate Architect, Developer's representative and the chairperson of the Homeowners Association shall under no circumstances absolve the owners from the need to comply with restrictions imposed by third parties, nor shall the Estate Architect,

Developer's representative and the chairperson of the Homeowners Association approval be construed as permitting any contravention of restrictions imposed by any authority having legal jurisdiction.

13.1.6 DENSITY

The number of dwellings that may be erected on a stand shall not exceed the maximum density permitted in terms of the Town planning scheme.

13.1.7 HOUSE SIZE

The Estate Architect, Developer's representative and the chairperson of the Homeowners Association shall be entitled to reject the plans for any house, which in his sole opinion would detract from the appearance of, or reduce the value of other houses on the Estate. The Estate Architect, Developer's representative and the chairperson of the Homeowners Association shall not be required to give reasons for rejecting such plan nor shall the Estate Architect, Developer's representative and the chairperson of the Homeowners Association incur any liability.

13.1.8 BUILDING PEG

13.1.8.1 The numbered peg driven into the ground on the property represents the center point of the 25m radius for the building area, has co-ordinates from a global positioning system and shall under no circumstance be moved.

13.1.8.2 It is the express responsibility of the purchaser to verify the position and its accuracy prior to commencement of building works.

13.1.9 SECURITY

No security spikes, razor wire, electric shock wires or any similar devices shall be permitted.

14. BUILDING LINES

14.1.1 No structures shall be erected within the building lines on any individual property.

14.1.2 All structures including walls and screen elements shall only be allowed within the demarcated building zone.

14.1.3 No solid fence shall be allowed on the street fronts. No fencing between the house and street shall be allowed

15. TREATMENT OF STAND BOUNDARIES

15.1 In order to avoid the unsightly appearance of many residential areas, the planning of stand boundaries is considered to be of great importance and must be detailed on the house plans submitted for approval. The following rules will apply:

15.1.1 No structures shall be erected outside the demarcated "building zone". No building line relaxation would be considered. Relocation of the peg will also not be considered.

15.1.2 If, for reasons of privacy, a screen (for example to screen a swimming pool or to screen a laundry area), is desired, then this design should be integrated into the design of the house and of a design and approved by the Estate Architect, Developer's representative and the chairperson of the Homeowners Association. Guideline drawings are available at the offices of the Estate Architect.

15.1.3 Walls, screen elements shall not exceed 1.8m (One Comma Eight Metres) in height.

16. TREATMENT OF STORMWATER

16.1 Owners must take considerable care to landscape their properties in such a way that Stormwater flow be directed towards the streets and other Stormwater ducts and catchment areas where applicable.

16.2 It will be expected from all owners of lower lying properties to accommodate the excess Stormwater from higher lying areas, which cannot be directed to the stormwater channel as provided, where applicable.

17. LANDSCAPING

17.1 Landscaping should be implemented in order to prevent erosion and help deal with storm water.

17.2 Lawns are only to be established within the demarcated building zone and contained within retention walls.

17.3 Owners are to plant indigenous and endemic trees and shrubs only. A list of approved species will be available from the WFHOA for reference.

17.4 Landscaping should respect existing trees on the property.

17.5 Established vegetation within the road reserve should be taken into account when positioning access point to sites. No trees shall be cut down unless with the written and express agreement of the WFHOA.

17.6 Under no circumstances are any indigenous plants to be removed without proper written consent from the WFHOA.

18. DSTV AND RADIO

18.1 Positioning of TV antenna and satellite dishes and other unsightly objects such as washing lines etc., are subject to approval by the WFHOA, prior to installation.

18.2 Satellite dishes are to be positioned below the ridgeline of the house where they do not cause a nuisance to other owners, nor are visually obtrusive. These are to be painted the same colour as the background against which they stand.

19. ANIMALS

- 19.1 Domestic animals (dogs and/or cats) may be kept on certain demarcated stands only, subject to strict rules. Refer to Home Owner's Rules (Annexure 'B') for details. Pet enclosures will be compulsory and subject to the design and approval of the Estate Architect, Developer's representative and the chairperson of the Homeowners Association. Horses shall only be kept within a designated stable area on the estate, or in any other area designated by the Home Owners Association.

20. GENERAL FORMS AND CONSTRUCTION

The prescriptions listed below are guidelines to describe, as far as possible, the architectural language of a general nature. Design examples are available from the Estate architect for viewing.

21. BUILDING ENVELOPE

21.1 General Guidelines

21.1.1 Although only one dwelling per site is encouraged, a second dwelling may be erected subject to WFHOA and local authority approval. The MAXIMUM area of the SECONDARY house must comply with the requirements of the Local Authorities. The garage / carport may be detached from the main building.

21.1.2 The erection of the main / primary buildings and out / secondary buildings are to take place simultaneously.

21.2 Building Lines

21.2.1 Building lines will be as per local authority's town planning scheme taking the ± 2000 m² "building zone" into construction.

21.3 Built Form

21.3.1 Building footprints

21.3.2 A footprint consisting of a single or composite set of geometric forms is required.

21.3.3 Second unit to be considered only if part of the composite design.

21.4 Height

21.4.1 Generally the first floor, mezzanine or split-level is encouraged to occur within the roof space of the house. Only certain stands contain height restrictions and owners are advised to obtain a list of these prior to purchase of the stand. Double storey is the maximum development height.

21.4.2 No point of the built structure is to be higher than 8.50m above the line on the natural ground level at the highest vertically point at the entrance and or the roadside to the site. No more than 2 storeys to be erected vertically above ground floor within the 8.5m limits. It is important that the building fits comfortably into the natural contours. NOTE: Natural ground levels are considered as those documented on the existing contour survey at time of sale of the site.

21.5 Roofs

- 21.5.1 Roofs are to be mono or double pitched at an angle between 20° and 40°. Flat roofs will be allowed if approved by the Estate Architect, Developer's representative and the chairperson of the Homeowners Association. Under no circumstances will silver waterproofing products be allowed to be visible.
- 21.6 The roof covering is to be
 - 21.6.1 Concrete roof tiles, as per Marley,
 - 21.6.1.1 Profile:
 - 21.6.1.1.1 Monarch
 - 21.6.1.2 Colour: to be body colour throughout. No painted tiles would be permitted:
 - 21.6.1.2.1 Standard Slate
 - 21.6.1.2.2 M22 Slate
 - 21.6.1.2.3 Antique Slate
 - 21.6.2 IBR Roofing
 - 21.6.2.1 Colour: colour to be approved by the Estate Architect, Developer's representative and the chairperson of the Homeowners Association but limited to grey and charcoal colours
- 21.7 Dormer windows may be used if roofs over major plan forms. The proportions of these windows to be carefully considered.
- 21.8 Flat roofs of concrete only would be permitted. These should however be carefully considered as stated above.
- 21.9 Sheet metal gutters and downpipes to be painted to compliment the colour scheme. Positioning of downpipes to be carefully considered and preferably screened by or integrated into other elements of the building.
- 21.10 No thatch roofs will be permitted
- 21.11 Chimneys
 - 21.11.1 Chimneys positioned on the ridgeline should not project more than 1.2m above the ridgeline. Chimneys positioned elsewhere should not project more than 2.0m above the point where they intersect the roof plane.
- 21.12 Carports
 - 21.12.1 The built form of any carports should reflect the structure of the house.
 - 21.12.2 Walls/piers – Cemwash, finished plaster or stonework.
 - 21.12.3 Roofs - 20° to 40° pitched concrete roof tiles as per main house.
 - 21.12.4 No shadenet carports will be allowed.
 - 21.12.5 Carports will not be used for any storage other than its intended use. A suitable storage facility for garden equipment etc. should be provided for in the design.
- 21.13 Pergolas

Pergolas should be constructed with brick piers finished with plaster and Cemwash or stonework. Wattle lathe gumpole structures will only be allowed if the base and columns of the pergola is built from solid brick.

21.14 Boundary and Screen Walls

21.14.1 No boundary walls are allowed.

21.14.2 Screen walls are to be finished in the prescribed Cemwash colours and are not to exceed 1.8m height above ground level, except in special circumstances with the prior approval of the Estate Architect, Developer's representative and the chairperson of the Homeowners Association.

21.15 Lights and Lighting

In order to enhance the wildlife and 'bush estate' feel of the Wild Fig estate, minimal external lighting is encouraged. Floodlights, uplighters and starlights in trees and gardens, as well as coloured lighting, will not be allowed.

21.16 External Finishes and Elements

21.16.1 Wall Finishes

21.16.1.1 All walls to be constructed in clay stock bricks of specified type built as a semi face wall with flushed joints. The use of precast elements for window sills, copings and window heads are encouraged. (standard mould will be available on site)

21.16.1.2 Flushed up walls so built shall form the predominant finish of the proposed dwelling

21.16.1.3 Panels or features with rough textured cement plaster and a combination of Chemcrete Cemwash colour finishes shall be used elsewhere in the following prescribed colours.

21.16.1.4 Prescribed colours:

- | | |
|--------------------|----------------|
| 1. Corn | 7. Grey |
| 2. Wheat | 8. Khaki |
| 3. Ochre | 9. Dusk |
| 4. Kalahari | 10. Sandstone |
| 5. Golden Brown | 11. Shell Pink |
| 6. San La Mere | 12. Hazelnut |
| 13. Sandstorm | |
| 14. Aardvark | |
| 15. Kaktus | |
| 16. Tokolosh | |
| 17. Volacanic Rock | |
| 18. Savannah | |
| 19. Kalua | |

20. Aardappel
21. Barley
22. Kleigat
23. Morula
24. Porridge
25. Cork
26. Linen
27. Pebblecrete
28. Graphite
29. Diep in die Berg
30. Pampoen
31. Makatini
32. Pampas
33. Cement
34. Donkie
35. Donkie se maat
36. Bees vel
37. Dung Beetle
38. Kudupu
39. Quarry
40. Sunset
41. Egyptian Sand
42. Namib
43. Sabie
44. Karoo Dawn
45. Nevada Rock
46. Thatch
47. Mocca
48. Spanish Clay
49. Kalahari Sand
50. Buck Skin
51. Cobblestone
52. Mustard
53. Sahara
54. Golden Sand
55. Bufffalo Hide
56. Mud

- 57. Pebble
- 58. A Bad Day
- 59. Pot Clay
- 60. Limestone

NOTE: A sample panel is to be painted on a completed wall for approval by the Estate Architect, Developer's representative and the chairperson of the Homeowners Association.

21.16.2 Stonework

Natural stone is permitted as a wall finish up to plinth level and for other minor elements to a maximum of 30% of external wall finishes. Precast stone cladding imitations will not be permitted.

21.16.2.1 Facebrick/ Semi face

An approved stock brick shall be used as a semi face brick rustic wall built with flush joints and the colour and texture of the stock brick shall be as prescribed by the Estate architect.

21.16.3. External Doors / Garage Doors

To be in naturally finished hardwood or aluminum to match windows and doors.

21.16.4. Windows

To be in naturally finished hardwood or aluminum. Windows to comprise larger glazed panels and not cottage panes.

Aluminum colours are to be: Powder Coated. Anodized

- black - black
- brown - brown
- bronze - bronze

21.16.4. Window sills and Reveals

Features such as plastered surrounds to be finished in one of the prescribed Cemwash colours. Window sills are to be either plastered with a Cemwash finish or precast concrete with a similar finish (the latter recommended to approved moulds and proportions). Tiled window sills will be permitted if they complement the colour scheme.

21.17 Security Elements

All burglar bars, security doors (trellidoors) and other security elements should be internal.

21.18 Driveway Paving

Driveways shall be constructed as 600mm wide exposed aggregate double tracks with an approved cobble block infill between the concrete tracks. (Refer to diagram attached). All "double track" driveway positions are to be approved by WFHOA as well as their access points from the nearest roads. The colour and type of exposed aggregate and paving infill is to match the estate roads

22. **SERVICES**

22.1 Aerials

Careful consideration is to be given to the positioning of satellite dishes and TV aerials. Generally their highest point should be below the nearest roof ridgeline.

22.2 Pool Pumps and Filters

These should be screened off or hidden.

22.3 Air-conditioning Condensers

External condenser units should be installed at ground level and screened off.

22.4 Clothes Lines

Clotheslines will only be permitted behind a 1.8m high wall or in a concealed courtyard.

22.5 Drainage Pipes

Sewer, waste and vent pipes to be screened where possible and painted to match the building's colour scheme.

22.6 Drainage Systems:

The type of septic tank drainage system may be prescribed by the WFHOA without notice depending on the drainage characteristics of the stand.

23. **STAND 15, the WILD FIG FARM, and THE WILD FIG LODGE & SPA**

The Wild Fig Farm (the existing farm), and the Wild Fig Lodge & Spa, will be the only stands that will be excluded from the Architectural Language Guidelines & Building Procedures. Stand number 15 (an existing house), will also comply with these Guidelines, save for certain exclusions and conditions set out in its Sale Agreement, which will apply in perpetuity.

24. **STAND 42, WILD FIG VILLAGE**

Wild Fig Village is a twenty-six house development on the south eastern slope of the Wild Fig Estate. The architecture and site layout is designed to complement the lifestyle and character of the Wild Fig Estate.