



FANCOURT
MASTER HOMEOWNERS ASSOCIATION

Fancourt Residential Thatch Guidelines:

**Architectural Design Guidelines
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1. Introduction

THIS DOCUMENT IS A GUIDE TO INFORM AND ASSIST THE PROFESSIONAL TEAM AND PURCHASERS REGARDING THE ELEMENTS OF THE ARCHITECTURAL STYLE FOR THE RESIDENTIAL THATCH VILLAGE AT FANCOURT.

The contemporary Cape Style is captured within simple yet elegant single storey houses with well proportioned parapet gables or wolweneus designs, dormer and roof windows with thatched roofs and carefully detailed doors and windows set in thick plastered walls.

These parameters ensure a consistency of style which would nevertheless accept a range of accommodation requirements of individual purchasers. The interconnecting garden walls add to the cohesiveness of the village, provide privacy, where practical, and maintain the special views over the golf course and the mountain backdrops beyond.

The aim is not to re-create an authentic Cape Dutch Village of yesteryear, but rather to develop a variety of contemporary homes which adhere to and reflect the simple rules of the Cape Dutch Architectural Style.

These Guidelines have been developed therefore to exclude certain inappropriate forms, materials and colours, and should not be seen as a restrictive measure to individual expression.

These Guidelines are supplementary to the National Building Regulations and the specific requirements of the local authority.

Note: These Guidelines are subject to periodical revisions and may only be amended by the FMHA Board.

2. Building Envelope

2.1 General Guidelines

Only one dwelling per erf will be allowed, the maximum coverage will be 45% of the area of the Erf (or of combined even if applicable).

An 'outbuilding' no larger than 6% of the erf's area will be permitted, refer (No. 15). Garages are not regarded as outbuildings, and may be detached from the main building, but must be linked with a secondary structure such as a low wall or walkway with a pergola over.

A maximum of 4 garages will be allowed with a maximum of 3 garage doors in the same elevation and not more than 2 in the same plane. The number of garage doors and their arrangement will be considered on merit.

No double storey homes will be allowed, however on very steep sites, garages and outbuildings may be 'tucked' under the building.

Rooms in the roof will also be permitted.

Note: 'Coverage' refers to the footprint of the built area, including garages, outbuildings, roofed terraces including adjustable aluminium louvre roofs. Courtyards and swimming pool areas enclosed by all sides of the house footprint will form part of the coverage. Terraces with pergolas over (open) are not included.

2.2 Building Lines

2.2.1 Street Boundary

- (1) 4.5m for the main building including staff quarters.
- (2) 1.2m for garages facing away from the street.
- (3) 1.5m for garages facing the street.
- (4) Rooms in the roof to be set back as per (1) above, including if constructed over the garages.

2.2.2 Side/Common Boundary

- (1) Sites 25m wide or less:
3.5m aggregate with a minimum of 1.5m to one side for the main building including staff quarters.
- (2) Sites greater than 25m wide:
5.0m aggregate of both sides with a minimum of 2.0m to one side for the main building including staff quarters.
- (3) Garages, drying yards, and golf cart barns may be built on side boundaries. (Street boundary as 2.2.1).

2.2.3 Golf/Rear Boundary

- (1) Generally 3.0m for main buildings except for angled boundaries which will be assessed on a discretionary basis.

2.2.4 Special Sites

- (1) Where the Town Planning Committee permits variations, these are due to specific site conditions which may prevail, and are not considered to be general or permanent amendments to the Guidelines. They do not create any precedent.

Note: In order to maintain the green and tree-rich image of our Estate, building lines must be strictly adhered to and encroachments will only be considered in exceptional circumstances.

3. Built Form

3.1 Plan Shape

- 3.1.1 A built form of a single rectangular form or composite rectangular forms or curved shapes is permitted.
- 3.1.2 The following plan forms will be permitted for the main house: Rectangular, L-Shaped, T-Shaped, H-Shaped, U-Shaped, curved or composite
- 3.1.3 Secondary enclosed spaces such as lean-to's will be permitted provided they are between major forms or are held with parapet end walls

3.2 Height

- 3.2.1 The top of the concrete ground floor slab or surface bed shall not be lower than 340mm. (To be read in conjunction with the next sub-paragraph)
- 3.2.2 The maximum roof ridge height shall not exceed 8.5m measured from the mean height calculated from the highest and the lowest undisturbed and natural (not artificial) contours immediately adjoining the building (footprint of the house as defined in clause 2 – 'Building envelope'). This calculation must be confirmed by the project architect and verified by a registered land surveyor and accompany the plan approval submission.
- 3.2.3 A site plan with contours and sections clearly indicating site levels and the roof ridge height above with the average calculation as described above, must be presented with the submission of building documents for approval. This must also be accompanied by 3-D illustrations showing a superimposed contour set illustrating compliance with the 8.5m height restriction. A datum level (i.e. permanent immovable reference beacon) must be indicated on the site plan submitted.

- 3.2.4 Only single storey houses will be acceptable with a minimum wall plate height of 3.0m and a maximum of 3.35m above ground floor finished floor level.
- 3.2.5 The ground floor finished floor level shall not be higher than 500mm above natural ground level as calculated previously. Special site and drainage requirements will however be taken into consideration and evaluated on merit.
- 3.2.7 Mezzanines or 'rooms in roofs' with balconies will be allowed.

3.3 Garages

Garages with flat roofs concealed behind parapet walls shall not be higher than 3.5m above the garage finished floor level.

3.4 Gable width

- 3.4.1 The maximum width of parapet type gables may not exceed 6 meters.
- 3.4.2 Wolweneus type gables may not exceed 7 meters.
- 3.4.3 No variations of gable widths within a single house will be permitted, i.e. capping heights within a single roof to be equal – eyebrows/dormers may vary.
- 3.4.4 The number of eyebrows/dormers should be kept to a minimum and should vary in size so as not to create a continuous equal wave. Where possible the addition of roof windows should be considered as an alternative.

4. Roofs

4.1 Primary roofs

- 4.1.1 Only double pitched thatched roofs at 45 degrees are acceptable to main roofs. Dormers to have a minimum pitch of 30 degrees.
- 4.1.2 It is recommended that thatch re-compaction should take place within 2 years of practical completion.

4.2 Secondary roofs

- 4.2.1 Lean-to 'gallery' roofs are to abut vertical walls of major forms and are to have a pitch of minimum 3 degrees.
- 4.2.2 Concrete roofs will be permitted, but are to be concealed behind parapet walls with cappings as covered elsewhere.

4.3 Garage roofs

- 4.3.1 Garage roofs may form part of the main building's thatch roof.
- 4.3.2 Flat concrete or low pitched sheet metal roofs concealed behind parapets will also be permitted.

4.4 Material and colour

- 4.4.1 Only natural thatch will be allowed to main roof. Edges to overhangs to have a minimum thickness of 180mm

Note: All thatch roofs to have an integrated fire blanket

- 4.4.2 All lean-to roofs are to be 'Kliplock' Chromadek or similar approved pre-painted sheeting, colour - "charcoal grey".

4.5 Roof windows

'Tony Sandel' or 'Velux' type or similar approved roof windows will be allowed.

4.6 Bird Proofing

Bird proofing on roofs: Clear Plastic Bird spikes on roof ridges will be allowed. (Maximum length of spikes: 100mm). In other locations of the roof (parapets etc.) alternative methods to be used that is not visible.

5. Gables, Parapets and Gutters

- 5.1 3 parapet type- and wolweneus type- gables have been developed. No mixing of gable types will be acceptable.



Holbol



Sweep



Modified Straight

Parapet Gable Types

Note: All houses on the western side of Eagle Drive to have parapet type gables.

- 5.2 All parapets to have plaster mouldings to approval.
- 5.3 All visible gutters to lean-to roofs to be white 'Ogee' profile domestic gutters. (Seamless Aluminium)
- 5.4 No gutters will be allowed to the thatched roofs. Rainwater off these roofs is to be dealt with appropriately on the ground in the form of a 'ground gutter' to approval.

6. Chimneys

- 6.1 Chimneys are to be from plastered (i.e. smooth rendered) brickwork painted white. Chimney apertures are to be no higher than 1.0m above the ridge of the roof. The chimney capping is to be no higher than 1.4m above the ridge capping.
- 6.2 Chimney cappings are to be detailed for approval at time of initial submission.
- 6.3 All chimneys are to have built in stainless steel weldmesh spark arrestors.

7. Wall Materials and Finishes

7.1 Wall Construction

All walls of the main built form are to be 345mm thick stretched cavity wall construction. Garages may be 280mm cavity wall construction

7.2 Wall Finishes

Externally all walls are to be smooth plastered white walls with appropriate plaster mouldings to all parapets and screen walls. Mouldings on doors and windows are to be encouraged and to be detailed at time of initial submission for approval.

8. Windows

Note: To be hardwood or aluminium, No PVC will be permitted.

- 8.1 A series of casement windows have been developed based on the proportions of Cape Dutch windows, and these are to be adhered to. See Annexure A
- 8.2 Windows should have a vertical proportion.

- 8.3 No cottage pane windows will be allowed.
- 8.4 Single pane full height windows from ground floor to loft floor will not be permitted.
- 8.5 A well proportioned sliding window has been developed, and is generally used as a picture window to principal rooms only i.e. in gable ends to bedrooms, or in living or dining rooms. See Annexure A
- 8.6 “Screen” windows have been developed for the ‘gallery’ in order to create a transparency to what is principally an architecture of walls. See Annexure A
- 8.7 Eyebrow, dormer and bay windows are allowed.
Eyebrow windows are compulsory in dormers and wolweneus gables.
Bay windows must be centralized within a gable wall.
See Annexure A
- 8.8 All hardwood windows are either to be painted white, white & Fancourt green or stained externally. Only approved stain colours Tsitsikama Brown and Fancourt Imbuia are allowed.
- It is noted that proper maintenance procedures must be followed, 50% strength to be used when reapplying stain.
- 8.9 Aluminium windows will be permitted in Fancourt brown / bronze or white powder coated.
- 8.10 All aluminium windows are to be constructed from heavy sections. Minimum section size for casements: 40mm
- 8.11 No rectangular windows will be permitted in eyebrows/dormers or as loft windows in wolweneus type gables.
- 8.12 A maximum of four dormer windows is permitted in a single elevation. Thatching between the windows is to reach back to the natural springing position of the thatch.
- 8.13 Window and door schedules must be presented with the submission of building documents for approval.
- 8.14 Butt jointed glass corner windows will be allowed.
- 8.15 Window / Door glass applications that will be allowed.
- Sandblast / frosted window film: Installations other than bathroom / WC windows to be submitted for approval prior to installation.
No reflective mirror glass film will be allowed.
No decorative film / glass applications allowed.

Safety glass film in clear colour applications will be allowed.
Non reflective film / Window tinting / Solar Film: Colour and specifications to be submitted for approval prior to installation.

9. Doors

Note: To be hardwood or aluminium, No PVC will be permitted.

- 9.1 Doors are to be of a vertical proportion.
- 9.2 Entrance doors may be stable type solid fielded panel doors in hardwood to approved stain colours. Decorated entrance doors will also be considered provided the design is as discreet as possible and will be specified for prior approval. Aluminium entrance doors in bronze or white aluminium. (To be constructed from heavy sections to match hard wood sections) Application to be made to the TPC prior to installation.
- 9.3 All other external doors to be fielded panel type doors with glazed top half or full glazed doors.
- 9.4 External kitchen doors may be FLB type doors in the stable style with glazed top half or full glazed doors.
- 9.5 All hardwood doors are to be either painted white, white & Fancourt green or stained externally. Only approved stain colours Tsitsikama Brown and Fancourt Imbuia are allowed.
- It is noted that proper maintenance procedures must be followed, 50% strength to be used when reapplying stain
- 9.6 Aluminium doors will be permitted in Fancourt brown / bronze or white powder coated.
- 9.7 All aluminium doors are to be constructed from heavy sections. Minimum section size of doors (side and top rails minimum 90 mm and bottom rail minimum 150 mm).
- 9.8 Only single garage doors will be allowed, and are to be either slatted timber tip-up or horizontal slatted sectional overhead. Slats to be no smaller than 100mm and no larger than 120mm. No fielded panel or decorated doors will be permitted. Aluminium garage doors permitted in Fancourt brown / bronze and Fancourt Green powder coated or epoxy risen. Colours to match existing as in the canton. These colours will be considered within the site context.
- 9.9 Window and door schedules must be presented with the submission of building documents for approval.

- 9.10 Eyebrow doors are compulsory in dormers and wolweneus gables. See annexure A

Note: NO Double garage doors will be permitted.

- 9.11 Framed and frameless folding sliding doors will be allowed. Placement of these doors will be considered within the site context and street scape.

10. Pergolas, Awnings, Shutters, Balconies and Roofed Terraces

10.1 Pergolas

- 10.1.1 Pergolas generally to be from Hardwood painted Historical green or stained Tsitsikama Brown or Fancourt Imbuia.

It is noted that proper maintenance procedures must be followed, 50% strength to be used when reapplying stain.

Galvanized steel - or Aluminium of timber proportions, appropriately decorated will also be permitted. Pergolas are to be composite from primary, secondary and tertiary members.

- 10.1.2 Pergola supports are to be square hardwood posts, galvanized steel or Aluminium of timber proportions to a minimum size of 100x100mm. Plastered and painted brick or concrete columns of 345mm with suitable cappings will also be permitted.
- 10.1.3 Glass may be installed on top of a pergola if the pergola is a framed structure and the glass is held within the frame. Glass installations on top of unframed pergolas will not be allowed. The glass may not be visible from any boundary e.g. street, golf course etc.

10.2 Awnings

Awnings are to be the material/canvas retractable or type fixed to the underside of pergolas, or the mechanical extendable type fixed to the wall above a pergola. Colour: Fancourt green or beige for approval. Stand-alone retractable awnings fixed against a wall will be permitted. Position subject to prior approval.

10.3 Shutters

Functional shutters may be used, no mock shutters are allowed. Shutters must match the windows in material and colour. The design is subject to prior approval.

10.4 Balconies

Balconies are permitted over concrete roofed terraces. Neighbours privacy is to be paramount.

10.5 Roofed Terraces

10.5.1 Terraces generally may only be roofed if abutting 2 walls of the main building and the roof is to be concealed behind a parapet wall or held on the open side by a parapet wall.

10.5.2. Terraces abutting 1 wall of the main building only may be roofed if the roof is concealed behind a parapet wall or held on each end by parapet walls.

11. Boundary Walls, Yard Walls, Fences and Gates

11.1 Boundary walls

Only 345mm thick plastered and painted brick boundary walls are to occur on street and side boundaries to a maximum height of 900mm above natural (not artificial) ground level with a 45 degree plastered capping. All boundary walls to be painted white. No walls are allowed on golf course boundaries. No 'vibracrete' type walls will be permitted.

1200mm high boundary walls will be permitted to side and street boundaries as part of a swimming pool enclosure.

900mm high stone clad walls with flat top cappings are permitted. Stone type and colour to be submitted for approval. These will be considered within the site context.

11.2 Yard walls

To be constructed with 230mm thick plastered and painted brick walls with flat top cappings, design to be submitted for approval at time of initial submission.

To a maximum height of 2100mm above natural ground level.

Yards for concealing of washing lines, gas and refuse are to be kept to a minimum and should not be more than 30% of the length of the boundary.

11.3 Fences

'Bekaert' fencing to Fancourt standard, colour 'Fancourt green' or charcoal with a maximum of 1,200mm high.

Position and fixing details to be submitted for approval.

All fences to be concealed with appropriate landscaping to the standard of the Fancourt Estate. Where fences are exposed to the golf course and open spaces, they need to be landscaped on the outside. A hardwood slatted gate fixed to tanalized treated pole piers set in the ground is allowed on the golf course boundary.

11.4 Gates

Houses with Fancourt Brown window and door applications: Fancourt Brown yard and garden gates will be allowed.

Houses with Tsitsikama Brown window and door applications: Tsitsikama Brown yard and garden gates will be allowed.

Houses with white and Fancourt green window and door applications: White or Fancourt green yard gates and Fancourt green garden gates will be allowed.

Houses with white window and door applications: Yard gates and garden gates to match the colour of the garage doors.

Two plastered and painted white pillars with a 45 degree plastered capping next to the garden gate and bekaert fence on the golf course boundary will be allowed.

Application in either timber, steel or aluminium.

To be submitted for approval at time of initial submission

12. Braais, Handrails and Balustrades

12.1 Braais

Plaster and painted brick built or built in Jetmaster type braais as an integral terrace structure will be permitted with chimneys as described elsewhere.

12.2 Handrails and Balustrades

- 12.2.1 Simple, functional and discreet balustrades and handrails are to be constructed from galv. mild steel, stainless steel or hardwood.
Hardwood balustrading stained Tsitsikama Brown or Fancourt Imbuia.

It is noted that proper maintenance procedures must be followed, 50% strength to be used when reapplying stain.

No ornate or decorative handrails and balustrades will be permitted.

Frameless glass balustrades (fixing detail within the parapet wall) with or without hardwood grab rails will be permitted.

- 12.3 External staircases are only allowed if tucked against the building and must have brick wall balustrades or to be traditional Cape Dutch style.

13. Swimming Pools

- 13.1 Swimming pools must have a minimum 1m setback from all boundaries.
- 13.2 Swimming pools must comply with Public Safety and National Building Regulations. A swimming pool fence is required and has to comply with National Building Regulations. Fence colour to be Fancourt green.
- 13.3 All pool pumps and filters to be screened appropriately from the golf course or public areas or neighbouring properties and must be positioned so as not to be a not to be a disturbance to the neighbours whether visually or through noise. They shall have no greater than maximum noise emission of 45 decibels on a night time reading. No pump is to run between 22h00 and 07h00.
- 13.4 Backwash from pumps to discharge into the storm water system.

14. Driveways and Carports

14.1 Driveways

- 14.1.1 Driveways are to be paved with either pavers or cobbles. Patterns and colours are subject to prior approval.
- 14.1.2 Extent of driveways and paving should be limited and will be subject to approval.

14.2 Carports

To be free-standing or attached brick pier structures with hardwood pergolas over as described under pergolas. Roof sheeting must be concealed with barge boards or fascias.

14.3 Site Parking

Where possible, off street parking is to be provided for visitors, this will be subject to approval.

15. Outbuildings/Detached Thatch Roofs

Separate buildings are acceptable provided that they are no larger than 6% of the site area; are only allowed on plots bigger than 1500 square meters and must be linked to the main building by a secondary structure such as a wall, garage, golf cart storage area, pergola or similar.

16. Services

- 16.1 All sewer pipes to be concealed in cavities or ducts within the wall plane. Vent valves to be as discreet as possible.
- 16.2 Air conditioning condenser units and heat pumps to be installed discreetly, and concealed from view behind a screen wall minimum 1.2m high or appropriate landscaping. They shall have no greater than maximum noise emission of 45 decibels on a night time reading.
- 16.3 Drying yards and refuse bin areas must be of reasonable size and concealed behind 2.1m high screen walls as described elsewhere.
- 16.4 New buildings must have fire hose reels on the outside of the property, with access to all areas of the roof. Access to the fire hose reels must be available from the front and rear of the property. The positions must be approved, prior to installation.

17. Landscaping / Garden Features / Signage

- 17.1 Landscaping required by individual owners may be executed by specialist landscape contractors or by the owner subject to a maximum 3 months completion period after practical completion.

The use of indigenous plants is to be encouraged. Plants listed as invader species shall not be permitted.

A landscape design with plant list and specification of plant sizes must be submitted for prior approval by Fancourt. For sloping erven this design must be presented with the submission of building documents for prior approval.

Trellis structures required for the landscaping to be submitted for approval.

Planted hedges to be maintained to the following heights:
1.8m for side boundaries,
1.5m to street boundaries,
1.2m to golf course boundaries.

- 17.2 Any garden feature, whether fixed or free standing that is visible from the street and / or golf course is subject to prior approval by the Town Planning

Committee. There are to be no visible ornaments or decorations on or attached to boundary walls.

- 17.3 Each house must have a number. The number must be installed on a white wall where it is clearly visible from the street side i.e. Garage or near entrance facing the street.

Specifications: Font: Times New Roman, Size: A5 size, Colour: Black

Signage will be allowed on low boundary or feature walls. Signage will be limited to the number and street name only. Signage is to be discreet and must be approved by the Town planning Committee prior to installation. Signage will be considered within the site context.

Specifications: Stainless steel lettering, Font: Arial Black, Size: 120mm in height. Position for approval by the Town Planning Committee.

- 17.4 Any major changes to existing gardens will require a landscape design (with plant list and specification of plant and tree sizes) to be submitted to the FMHA for approval, i.e. total garden revamp, planting of trees, hedges, etc, or changes to a garden that will materially affect a neighbour.

The position and size (both current and forecast at maturity) of trees to be submitted to the FMHA for approval. Size must be appropriate to location.

18. Lightning Conductors

Copper bars fitted to the ridge capping of the thatch roof with discreetly positioned earth connectors will be permitted. Design to be submitted for approval.

19. Solar Heating or Electricity Panels

The extent and position of solar panels must be approved. Solar heating or electricity panels should be concealed from view behind parapet walls of flat roofs. Panels must simulate roof windows if integrated into thatch roof.

20. Burglar Alarms

Only silent burglar alarms may be installed.

21. Burglar Bars and Security Gates

The use of 'Trellidor' Clear Guard doors and windows or similar approved is only permitted on condition that:

- 21.1 They are installed on the inside of the existing doors and windows.
- 21.2 Their frames are concealed from view behind the existing door and window frames.
- 21.3 They will consist of a mesh solid screen without mullions or transoms.
- 21.4 The colour of the frame must match appropriately to that of the existing doors and windows.
- 21.5 The colour of the mesh screen will be charcoal only.

22. Generators

- 22.1 A generator should be housed in a brick/concrete roofed and ventilated structure with appropriate insulation against noise emission .
- 22.2 The maximum noise level at 1m distance from the exterior of the generator housing should not exceed 45 decibels on a night time reading.
- 22.3 A generator should only operate during power outages. Notwithstanding the above, the generator should not operate between the hours of 22h00 and 07h00.
- 22.4 Fuel storage as per the Local Authority regulations.
- 22.5 An electrical compliance certificate must be obtained after the installation of a generator.
- 22.6 UPS (Uninterrupted Power Supply) installation should be encouraged i.l.o. generators. An UPS can be designed to virtually any size and with a battery back-up for as many as 24 hours depending on usage.

23. Satellite Dishes

The position of satellite dishes must be approved before installation. Visibility from the golf course, neighbouring properties and public areas will be taken into account for approval of the position. The painting of the

satellite dish to the same colour as the surrounding walls or roof is a requirement.

24. Rainwater Harvesting

- 24.1 Tank must be either located below ground or concealed appropriately from the golf course, public areas or neighbouring properties, behind a screen wall or landscaping.
- 24.2 Underground water tanks to have a minimum 1m setback from all boundaries.
- 24.3 Water pumps must be positioned as not to be a nuisance to neighbours either visually or by noise. They shall have no greater than maximum noise emission of 45 decibels on a night time reading. Pumps may not be run from 22h00 to 07h00.

25. Sprinkler Systems

Houses can be fitted with an external sprinkler system (black piping) running along the ridge of the roof. Ideally to be connected to dedicated water tanks to ensure sufficient water pressure in case of fire. No exposed piping on walls will be allowed. Design and Specification to be submitted for approval.

26. Approvals

- 26.1 All house designs are to be presented for approval by the Town Planning Committee, a sub-committee appointed by the FMHA Board. The interpretation and approval of the drawings remain the right of the Town Planning Committee and will be adjudicated on merit. The project architect shall certify with the submission that to the best of his/her belief, the submitted plans comply with these guidelines, including as to the coverage requirement, the site area of the erf and the proposed site coverage calculation in accordance with the above.

Neighbours on adjoining and directly opposite (across the road) and any other properties appearing to the Town Planning Committee to be directly affected will also be considered in the process and will be given notice of the application. Plans will be forwarded for comments, allowing a two weeks period for neighbour responses before submission for consideration by the Town Planning Committee.

Building work may only commence once the FMHA and George Municipality have approved the plans.

- 26.2 It is important that there be a consistency of architectural style and building materials throughout the development in order to create an unobtrusive

environment integrated into the golfing landscape. It is for this reason that certain styles, materials, colours and various building elements have been excluded from the development.

The use of alternative building materials will be investigated by the Town Planning Committee on request and with the approval of the FMHA Board.

However, all materials investigated must have a successful track record of more than five years in the South African environment. The FMHA does not wish to become pioneers for the testing of new materials and thereby compromise the aesthetics of the Estate. The use of any such materials is subject to prior approval by the FMHA board.

- 26.3 No person shall develop any vacant property on the Estate nor extend or alter the exterior of any building thereon or erect/install any recreational, garden or other special structures/features without the prior written approval of the Fancourt Master Homeowners' Association (FMHA). Par. 4 (Specific Rules) of the FMHA House Rules refers.

27. Construction Period

- 27.1 Commencement of works and the construction of the dwelling to start within the period stipulated by the Sales Agreement, by failing to start construction within the period, a penalty may be charged.

Construction of new houses shall proceed without lengthy interruptions, and shall be completed within 12 (twelve) months, followed by additional 3 (three) months for landscaping. Any owner failing to comply with such time limit shall become liable to pay a penalty in such sum as the finance committee may decide from time to time, unless an extension of time is granted by the Town Planning Committee due to valid reasons.

- 27.2 Major alterations shall proceed without lengthy interruptions, and shall be completed within 6 (six) months of commencement thereof.
- 27.3 Minor alterations shall proceed without lengthy interruptions, and shall be completed within 6 (six) months of commencement thereof.

28. Annexures

- 28.1 Window type schedule