



AVIANTO

E S T A T E

ANNO 1850

Verona

ARCHITECTURAL DESIGN GUIDELINES

Revision – December 2021

TABLE OF CONTENTS

NO.	CLAUSE HEADINGS	PAGE
PART 1: GENERAL ARCHITECTURAL DESIGN GUIDELINES FOR AVIANTO ESTATE		
1	INTRODUCTION	3
2	GENERAL PRINCIPLES	3
3	PLANNING CONTROLS	5
4	ARCHITECTURAL ELEMENTS AND MATERIALS	8
5	GENERAL DESIGN GUIDELINES AND RESTRICTIONS	13
PART 2: SPECIFIC ARCHITECTURAL DESIGN GUIDELINES FOR VERONA AT AVIANTO ESTATE		
6	THE ARCHITECTURAL STYLE	15
7	RESTRICTIONS AND POSITIONING ON STAND	15
8	ROOFS	15
9	WALLS	16
10	WINDOWS AND DOORS	17
11	VERANDAS, BALCONIES AND WENDY HOUSES / SHEDS	17
12	BOUNDARY WALLS AND PAVEMENT AREAS	18
13	SWIMMING POOLS	18
14	PARKING	19
PART 3: GENERAL LANDSCAPE DESIGN GUIDELINES FOR AVIANTO ESTATE		
15	GENERAL LANDSCAPE GUIDELINES	19
16	LANDSCAPING INSTALLATION	26
NO. APPENDICES		
A	ARCHITECTURAL CHECKLIST – NEW PROJECTS	
B	ARCHITECTURAL CHECKLIST – ALTERATIONS	
C	LANDSCAPING PLAN CHECKLIST	
D	KIKUYU FRAMEWORK – AVIANTO ESTATE	

PART 1: GENERAL ARCHITECTURAL DESIGN GUIDELINES FOR AVIANTO ESTATE

1 INTRODUCTION

This set of design guidelines controls the architectural and environmental identity of Avianto Estate. It has been prepared by the developers and their professional team. The developers, Homeowners Association and controlling architects will ensure that the guidelines are complied with during the design and construction phases.

The guidelines have been carefully developed so as to establish a timeless and collective architectural identity throughout the Estate without inhibiting the individual's creativity and style. The elements that form the essence of the style and the control of these elements are explained in this document.

The control elements are, amongst other things; the covering, pitch and colour of the roofs; exterior paint colours; the street and environmental interfaces; the appearances of the plinths, the appearances of the windows and relationship between buildings. By controlling these elements, the full potential of Avianto Estate will be realised as it is being developed, and will in turn, grow the investment that homeowners have made in their property. The erf owner is free to choose his/her own architect subject to the condition that these written and visual guidelines form the basis of the house design.

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2 GENERAL PRINCIPLES

2.1 This "design control document" is defined by body of text (the written guidelines) which contains rules (which are enforceable) and guidelines (which are suggestions and not enforceable) - both are further explained and amplified by sketches where applicable (the visual guidelines).

- 2.2 The erf deed of sale state that homeowners must comply with the architectural and environmental controls when houses are designed and built.
- 2.3 The document can be downloaded from the Website.
- 2.4 Architects are encouraged to rather use the existing trees on the erf as design opportunities, as opposed to seeing the trees as design inhibitors.
- 2.5 All existing trees are to be specifically surveyed and must be indicated on the submission drawings, irrespective of whether they are to be removed or incorporated into the design.
- 2.6 Construction of houses within the residential estate must commence within 24 months of the date of first transfer of the erf and is to be completed within 36 months of the date of first transfer of the erf.
- 2.7 The controlling architects will ensure that these guidelines are complied with during the design phase and conduct an inspection to ensure compliance of the building with the approved drawings prior to issue of an occupation certificate.
- 2.8 All building plans submitted for approval must be accompanied by a landscape plan compliant with the regulations.
- 2.9 On approval of a submission by the HOA, the Controlling Architect shall endorse the drawing pack which may then be submitted to the local authority by the applicant. Approval by the HOA is valid for a period of twelve months from the date of endorsement noted on the approved drawings. Should construction work not commence on site within twelve months of the HOA approval, such approval shall lapse, and it is a requirement that a new submission is to be made to the HOA for approval, irrespective of any previous HOA or local authority approvals.
- 2.10 The approval does not exempt the applicant from any other legislation, bylaws or regulations that may be applicable by any statutory body with control over the estate.
- 2.11 Any submissions which deviate from these guidelines shall be accompanied by a fully motivated waiver application. Where the controlling architect and the duly appointed Homeowners Association representatives feel that the waiver will promote good architecture and the interest of the overall built environment, they may approve such a waiver. No waiver granted in this process will create a precedent for approval of future waiver applications.
- 2.12 To optimise the way the buildings on the estate use their individual locations it is a requirement that the architect employed by the homeowner visit the site, familiarise themselves with the site constraints and opportunities vis a vis (among others but not limited to) access, existing infrastructure, topography, prevailing weather conditions, summer and winter sun angles, distant views and adjacent views and view corridors. It is also a requirement that a sketch illustrating the analysis of the site and the predominant building responses to the specific site conditions accompany the final building plan submission to illustrate this process. This sketch may be rough but should provide sufficient information to clearly illustrate how the building submission responds to the specific site and may be accompanied by photographs, charts or any other relevant information which informed the design.
(rule)
- 2.13 Each drawing submitted shall have the following disclaimer added to the title block: “It is acknowledged and understood that any submissions which are approved, do not include automatic approval of any plan and/or structure, which may deviate from any requirement in the Design Guidelines. For any such deviation, the application is to be accompanied by a fully motivated waiver

application requesting such extra approval. Only once such Waiver application is approved, may such deviation be included on the plans submitted. No waiver granted in this process will create a precedent for approval of future waiver applications or be construed to modify the rules in any way.”

3 PLANNING CONTROLS

3.1 Density, height and coverage of buildings

3.1.1 Density:

3.1.1.1 Only one dwelling per erf is permitted except where noted otherwise by the developer and no further subdivision of any of the residential stands by purchasers shall be allowed. (rule)

3.1.2 Height:

3.1.2.1 The buildings are limited to a height of 9,5m measured from natural ground level to apex of roof. The controlling architect will measure this according to the original site survey plan - which indicates the contour lines for the development and was drawn up by the land surveyor. Each plan submission is to include the existing and proposed contour levels of the site. (rule)

3.1.3 Coverage:

3.1.3.1 The initial building shall not be smaller than 150m² and this figure will exclude any garage or covered patio or open sided hard covered area. (rule)

3.1.3.2 All hard roofed patios, verandas, and similar areas are to be included in all coverage calculations. (rule)

3.1.3.3 The coverage may not exceed 50% of the stand size. (rule)

3.1.3.4 Total bulk may never exceed 75% of the stand size. (rule)

3.2 Building lines

3.2.1 Street Boundary:

3.2.1.1 5m from the stand boundary generally in the Estate. This excludes verandas, pergolas and non-enclosed elements. (rule)

3.2.1.2 3m from the stand boundary in the area identified by the Developer as San Donato. This excludes verandas, pergolas and non-enclosed elements. (rule)

3.2.2 Garages and covered Parking:

3.2.2.1 Garages are to be set back a minimum of 1,5m behind the facade of the main house and are to have a pergola supported by columns above their primary doors. Waiver of this requirement will be allowed where the garage entrance is turned through 90 degrees

to the street and windows and shutters are introduced onto the street facing facade.
(rule) Innovative methods of managing the garages effect on the streetscape will be evaluated on individual merit.

3.2.2.2 Pergolas to be set back a minimum 2m from street boundary. (rule)

3.2.3 Side Space:

3.2.3.1 Single storey 2,5m (minimum) in estate generally. (rule)

3.2.3.2 Double storey 3,5m (minimum) in estate generally. (rule)

3.2.3.3 See item 6.1.7 for setbacks applicable to boundaries adjacent to water bodies. (rule)

Only in unique circumstances will a relaxation of building lines be considered by the Homeowners Association and the controlling architects. Any such relaxation will still be subject to final Local Authority approval.

3.2.3.4 Where property has been consolidated the total sum of any applicable side spaces along the original side boundaries which separated the consolidated properties shall be provided on the side boundaries of the new property. No side space on the consolidated property may be less than the approved minimum required by the guideline and in addition the total of the side space setbacks provided, when added together, shall total the sum of the original side spaces of the erven which have been consolidated.

3.2.4 Set back from Water Bodies (Read with item 6.1.7):

3.2.4.1 Where the Homeowner adjoining a waterbody engages a suitably qualified engineer to carry out a geotechnical survey and report of the site, and subject to the appointment of a Professional Structural Engineer to design all work in accordance with the geotechnical report, the Homeowner may, on provision of the survey report and proof of appointment of the Professional Structural Engineer, apply for a waiver of the 10m set back off this boundary and that the normal side and rear set back's (item 3.2.3) be applied.

3.3 Driveways

3.3.1 The driveway access to the road may not exceed 6m in width. (rule)

3.3.2 Appearance:

3.3.2.1 Driveway materials are to be a combination of Smartstone (or similar) concrete cobble (charcoal or grey colour) clay brick pavers, or exposed aggregate concrete surface beds. (colour to be brown)

3.3.3 Sleeves:

3.3.3.1 Each homeowner shall provide two 100mm PVC sleeves below their driveway complete with draw wires. The sleeves are to be situated alongside one another at 2000mm from

the kerb edge and are to extend a minimum of 600mm beyond the edge of the driveway surface. Where the sleeves need to be situated in a different position for any reason the HOA are to be advised and the alternate position confirmed in writing to the HOA. (rule)

3.4 Boundary walls

3.4.1 Street facade, boundaries facing onto the Estate perimeter and boundaries facing onto internal green or public open spaces:

3.4.1.1 The facade should ideally be left open and the use of (natural and indigenous) landscaping onto the facade is encouraged. (rule)

3.4.1.2 Wurf type walls with a shaped plastered coping and a maximum height not exceeding 900mm will be permitted along the front and side boundaries. These may be topped with a wrought iron panel in an approved design. The combined height of the wall and panel shall not exceed 1200mm above the natural ground level. (rule)

3.4.1.3 Wrought iron type panels in an approved design with a stub wall, which may not exceed 300mm in height, will be permitted where these panels are fixed between masonry columns and the panels do not exceed 1200mm in height. Full details of the proposed panels must be submitted for approval prior to manufacture being started.

3.4.1.4 No wall exceeding 900mm in height or combination of wall and fence exceeding 1200mm in height will be permitted ahead of a line extending the plane of the front facade of the house to the side boundaries except where the aesthetic committee considers these to be integral to the design of the house.

3.4.1.5 No gates shall be higher than the adjoining wall.

3.4.2 Side and Rear Boundaries:

3.4.2.1 Wall types permitted under item 3.4.1 will be permitted to the side and rear boundaries.

3.4.2.2 Solid walls between the erven shall not exceed 2000mm in height and the length of wall exceeding 900mm in height may not exceed 25% of the total erf perimeter in length. Walls enclosing the drying yard must be 2000mm high solid walls.

3.4.2.3 Wrought iron type panels in an approved design with a stub wall, which may not exceed 300mm in height, will be permitted where these panels are fixed between masonry columns and the panels do not exceed 2000mm in height. Full details of the proposed panels must be submitted for approval prior to manufacture being started.

3.4.2.4 All boundary walls are to be smooth plastered and painted as a minimum and shall be finished on both sides.

3.4.2.5 Where slope of the natural ground requires it the boundary walls shall be stepped to ensure compliance with the height restrictions relative to the original natural ground level.

3.4.3 Screen walls:

3.4.3.1 In certain cases, screen walls between the building line and boundary may be allowed to screen pools and other private areas. The positioning, height and extent of these walls must be approved by the Homeowners Association, with the proviso that no screen wall may be closer than 1m to the side or rear boundaries.

3.4.4 Retaining walls:

3.4.4.1 It is intended that FGL to the boundaries be retained as close to the existing levels as possible. No boundary wall may be used to retain more than 300mm of soil above the NGL. Any retaining wall shall be designed by an engineer, shall be set back a minimum of 1000mm from the boundary and may not raise the soil in increments of more than 1000mm before another 1000mm setback is created. (rule)

3.5 Water's edge

3.5.1 See item relevant under landscape controls for the setbacks and specific controls applicable to erf boundaries adjacent to water bodies.

4 ARCHITECTURAL ELEMENTS AND MATERIALS

4.1 Roofs

4.1.1 The following roof finishes are permitted:

4.1.1.1 Coverland or equivalent through colour concrete roof tile in the Elite profile (flat tile). Colours limited to black or dark grey. (rule)

4.1.1.2 Farmhouse and textured specials may be allowed provided that a sample is provided with the plan submission. (rule)

4.1.1.3 Natural slate - the colour must be specified and samples or illustrations provided for any proposed blend. (rule)

4.1.2 The following roof finishes are specifically prohibited: (rule)

4.1.2.1 Thatch

4.1.2.2 Metal roof tiles

4.1.2.3 Metal roof sheets

4.1.2.4 Profiled roof tiles

4.1.2.5 Rotating cowl type chimney vents

4.1.3 The following rainwater goods are specifically prohibited: (rule)

4.1.3.1 Natural finish galvanised metal.

4.1.3.2 Natural finish PVC.

- 4.1.3.3 Natural finish fiber cement.
- 4.1.4 It is suggested that all rainwater goods which are exposed be painted to match building. (guideline)
- 4.1.5 Permitted roof pitches are either 30° or 45°. (rule)
- 4.1.6 Roof articulation is preferably simple and either hipped ends or gabled ends with bargeboards or roller tiles are permitted. (rule)
- 4.1.7 The following roof elements are specifically prohibited: (rule)
 - 4.1.7.1 Elaborate gable designs.
 - 4.1.7.2 Parapets to gables
 - 4.1.7.3 Vent pipes visible from roadways.
- 4.1.8 Eaves overhangs to be 300 mm, measured from wall to fascia. (rule)
- 4.1.9 Flat roof portions will be allowed as links between pitched roof elements, but this is limited to 10% of the area of the pitched roof area. All flat roofs are to be constructed of concrete and to have a finishing layer of brown stone chip laid over any waterproofing. (rule)
- 4.1.10 Chimneys are to be of masonry work in a finish as permitted for walls. Chimneys of metal, finished to match the roof may be permitted at the committee's discretion where these project through the roof in such a position that their visual effect is limited and that they do not project higher than any adjoining ridge and that the exposed portion do not exceed 50% of the height of the roof they are positioned in. (rule) Exposed steel chimney flues may not exit through or be fixed externally to walls. (rule)
- 4.1.11 Any PV Panel or solar collector panels are to be mounted in the same plane as the roof and frames and brackets are to be coloured to match the roof finish. Installation and extent must be shown on the submission drawings. (rule)

4.2 Walls

- 4.2.1 The following wall finishes are permitted:
 - 4.2.1.1 Smooth plaster and paint. (colour to be approved earth tone in brown shade) (rule)
 - 4.2.1.2 Fairfaced brickwork with paint finish. (colour to be approved earth tone in brown shade) (rule)
 - 4.2.1.3 Integral coloured rendered wall coatings such as Marmoran, Gama Zenith and Earthcote within the approved Avianto Estate palette. (Guideline)
- 4.2.2 Designers are encouraged to use the wall finishes in combinations. (guideline)
- 4.2.3 The following plinth and column base finishes are permissible:
 - 4.2.3.1 Face brick to maximum of four courses above internal floor level. The colours and types of the plinth materials must however be submitted for approval. (rule)

- 4.2.3.2 Dry pack stonework (natural stone matching that used in the gatehouse columns only). No stonework tiles or cast concrete cladding will be permitted. (rule)
 - 4.2.3.3 Dry pack stonework (natural spoelklippe as found on site) will be permitted subject to being properly constructed completed to match the approved sample available on site.
 - 4.2.3.4 De Hoop red face bricks in either brick, faggot, paver or klompie formats may be used on feature elements or to frame or part frame elements, extent to be clearly indicated and marked on the submission drawings.
- 4.2.4 Plumbing pipes are to be suitably concealed within walls or ducts and may not be exposed to the exterior.
- 4.2.5 A single field colour and one accent colour may be chosen from the following approved colour palette. The approved palettes are:

Plascon

Y2-D2-2: Stone Wash	AW: Arniston White
Y3-D2-2: Ivory Ridge	AW: Arniston White 50% LT
Y3-D2-3: Ivory Parchment	CAS 1, WHITE
GR-Y05: Antique Petal	Y4-E2-3: Evasive White
GR-Y05: Antique Petal: 50% Dark	Y4-E2-2: Houri
GR-Y05: Antique Petal: 100% Dark	Y4-E2-1: Samover

Note that before any accent colour is applied an elevation indicating the extent of the application is to be approved by the Homeowners Association.

4.3 Windows, shutters and doors

- 4.3.1 Only the following materials are permitted:
 - 4.3.1.1 Timber - natural (oil or varnish -subject to being a darker finished shade than the adjoining wall) (rule)
 - 4.3.1.2 Timber - painted in approved Avianto Estate colour palette (rule)
 - 4.3.1.3 Aluminium - powder/epoxy coated in a colour to match natural timber, dark grey, white or to accent colour specifically approved by the HOA. (rule)
- 4.3.2 Window proportions should be either square or such that height exceeds width. (rule)
- 4.3.3 If burglar bars are fitted these must be internal and should be aligned with the windows, mullions and transoms. Notwithstanding this, decorative burglar bars which continue the motif of the balustrades may be permitted where appropriate. (guideline)
- 4.3.4 Large doors and windows which are divided by frames into panels of approximately 900mm in width in the accepted vertical format will be permitted where screened or recessed a minimum of 1500mm behind the outer line of a pergola, verandah or other accepted device. (rule)

- 4.3.5 Front doors shall be timber framed and ledged (lock rail) with timber of a minimum dimension of 110mm when viewed from the front. Any solid panels shall be fielded timber to match the frame (rule). Door finish may be varnish, oil or paint in colours to HOA approval. Homeowners are encouraged to consider choosing handles and ironmongery to suite the Avianto Estate aesthetic.
- 4.3.6 Garage doors must be of a single door width and be sectional overhead or tilt up type with a simple horizontal or vertical pattern. Additional detail in the form of strap hinges, glazing and panels is encouraged but full detail must be submitted for approval where this is envisaged. (rule)
- 4.3.7 Small “toilet” windows must not be visible from the roadway. (guideline)
- 4.3.8 Shutters which are strongly encouraged, must be side hung and framed with a frame of not less than 50mm. Sliding shutters are not permitted. (rule)
- 4.3.9 Shutter colours are either to be natural timber, to match timber colour, white or to be an accent colour specifically submitted to the HOA for approval. (rule)
- 4.3.10 It is mandatory that side hung operational shutters be fitted to all street facing windows on the ground floor. Approved shutters are fully framed with horizontal angled louvre elements, any other type is to be separately submitted for approval. This would include for French doors and other openings and exclude only front doors or windows exceeding a single storey in height. (rule)
- 4.3.11 Glazing shall be clear except where UV protection is required where a grey or smoke tint may be permitted. Note that where this is intended it must be clearly stated on the building plan submission. Coloured tints (other than grey) as well as silver or other metallic colours, tints, interlayers or films are specifically prohibited.
- 4.3.12 All windows shall have as a minimum one of the following, raised plaster surround, decorative moulded plaster lintol or decorative moulded plaster cill on the external face. Such detail is to be shown in sufficient detail on any submission. (rule)

4.4 Awnings

- 4.4.1 Fixed or fitted fabric awnings may only be fitted within the building envelope or behind fascia beams or below pergolas, they may not project beyond this extent. These awnings may be of a single colour or stripes in line with the Avianto Estate colour palette. The awning material must be of a uniformly matt finish with the appearance of canvas. No windows, cut outs, ventilation slots, tassels, crenellated edges or similar functional or decorative modifications will be allowed to the awning. Any awning conforming to the rule may be fitted without approval, any awning where there is doubt as to compliance or application, must be submitted for approval.

4.5 Handrails and balustrades

- 4.5.1 All external balustrades are to be of a steel type with the elements (except support posts) having a maximum width of 10mm in any one direction and to be composed of primarily curvilinear

elements typical of decorative wrought iron work. Balustrades to have masonry piers at corners and changes of direction. All balustrades to be black or a dark grey unless prior approval is obtained from the Homeowners Association for use of an alternate colour. (rule) Design drawings of adequate scale required with submission (min 1:50).

4.5.2 Timber handrails will be allowed to be fixed above the steel posts and balustrades detailed as per (guideline).

4.5.3 Wrought iron balconies and trelliswork

The guidelines strongly encourage the extensive use of wrought iron balcony railings and trelliswork. Owners are allowed to substitute any length of trelliswork more than 6m (garage width), on the street facing facade, for either the shutters or the pergola requirement. (rule)

4.6 Columns and pillars

4.6.1 All columns are to be either simple Doric type columns with tapered shafts, square section pillars with stepped capitals and bases, square section without capitals and bases or combinations of these approved types. (rule)

4.6.2 Fancy capitals and bases of a Corinthian or figurative type, columns or pillars with fluted shafts and any straight sided round section columns are expressly excluded. (rule)

4.7 Plaster mouldings

4.7.1 The colour palette and the style of the estate encourage the use of plaster moulding to create relief on the facades. The use of corbelling and banding below eaves and along the line of window head and cill height is strongly encouraged. Window surrounds will also be permitted. (guideline)

4.7.2 The use of quoining, while requiring a delicate touch, is also encouraged where appropriate. (guideline)

4.7.3 The use of figurative mouldings or curvilinear moulding elements is expressly excluded. (rule)

4.8 Pergolas

4.8.1 A pergola element is mandatory in front of the garage, or an equal length of pergola provided elsewhere on the street facing facade. (rule)

4.8.2 All pergola members to have decorative shaped ends where end is not fixed to a wall. (rule)

4.9 External lighting

4.9.1 All external lights shall be traditional carriage or lantern type units of min 300mm height or be equivalent to the approved units selected for this application samples of which are available at the sales office or downlighting recessed brick lights at max 300mm above ground. Full specification or illustration to be included on submission. (rule) Given the rural nature of the environment homeowners are encouraged to limit or omit external lighting as far as possible and to look to preventing "light spill" from patios and homes onto adjoining areas.

- 4.9.2 The omission of unnecessary external light fittings, use of proximity switching, use of lower output lamps, shielding of light sources from neighbors and all efforts to reduce light spill and light pollution are strongly encouraged. This both as an energy saving strategy and, in an effort, to maintain the essentially rural character of the estate. (guideline)

5 GENERAL DESIGN GUIDELINES AND RESTRICTIONS

- 5.1 All plans must be prepared by a Registered Professional Architect (Pr Arch) and submitted on a Pr Arch title block to the Homeowners Association for checking by the controlling architects and approval by the Avianto Estate Homeowners Association. Only after this approval has been obtained in writing can the plans be submitted to the local authority. It is the owner's responsibility to ensure that all plans are submitted and approved by both authorities prior to construction. (rule)
- 5.2 Alterations and Additions
- 5.2.1 Drawings must be submitted and approved before any alterations and additions may be carried out. This includes both deviation from an approved building plan as well as any work which may be contemplated after occupation.
- 5.2.2 Drawings of alterations or additions must be submitted as for the normal process, but a separate alterations and additions submission form must be completed. The new work is to be coloured and clouded on the submission and clearly listed on the submission form. A fee of 50% of the full submission fee will be payable on alterations and additions submissions.
- 5.2.3 Where an additional area of 30 sqm or more of erf is developed, more than 10m of boundary wall is added or, in the committee's opinion, the proposed work has a significant impact on the existing landscaping design a separate landscaping drawing will be required for approval before the application can be considered.
- 5.3 Each submission shall have either a full coloured and shaded rendering of the street facing elevation or a three-dimensional perspective of the same view.
- 5.4 The decision of the Homeowners Association in respect of interpretation of these controls will be binding. No waiver of any of these controls will create a precedent for future applications. (rule)
- 5.5 The privacy and views of the individual owners should be carefully considered by the designers designing the homes. The use of screen walls, careful orientation and planting to create private space should be considered to provide screening from adjoining buildings, or the likely building envelope, in "critical areas". (guideline)
- 5.6 No staff accommodation should be nearer to the street than the main building and should be integrated into the overall design. (guideline)
- 5.7 Staff accommodation and kitchen areas should open onto screened yards or patios. (guideline)
- 5.8 Outbuildings and additions should match the original building design in style, elevation and material usage. All plans must indicate at least one enclosed garage, and this must be built in conjunction with the original dwelling. No flat roofed carports will be permitted unless they match and blend with the design of the main dwelling. (rule)

- 5.9 Yard and screen walls should be similar to the basic materials and colours of the building and comply with item 3.2 and 3.4. (guideline)
- 5.10 No garden sheds, braai areas, Wendy houses, dog kennels and covered facilities for caravans, boats or trailers are to be visible from the road and may not be placed in the side space (building lines). (rule)
- 5.11 No shade netting may be exposed along its edges and alternate means of shading will be preferred. (rule)
- 5.12 Photovoltaic installations are permitted where mounted in the plane of the roof, photo voltaic panels may be:
- 5.12.1 Glass on glass (bi-facial) systems with shallow frames in natural anodised finish will be permitted where the frame depth does not exceed 30mm with a 10mm lip onto the upper surface. (rule)
- 5.12.2 Glass on vinyl or black backed systems with frames in black or dark grey finish. (rule)
Other solar connectors and systems are to be mounted in the plane of the roof and the framing is to be black or coloured to match the roof.
Full details and specification of any installation are required for approval before work is commenced. (rule)
- 5.13 Solar heating panels, if used, should be incorporated into the building and form part of the basic structure as far as possible and should be clearly shown on the approval drawings. (Not visible from the street). (guideline)
- 5.14 TV aerials, satellite dishes and other exterior items must form part of, and be placed within, the basic structure and are to be clearly shown on the drawings for approval. (rule)
- 5.15 All exposed air conditioning units, plumbing and washing lines must be fully screened by suitable walls and may not be visible from the street or any adjoining green (public) area. Specific provision is to be made for a drying yard which is to be marked on the drawing. (rule)
- 5.16 No deviations from the approved drawings will be permitted unless the deviation is re-submitted and approved in writing prior to construction. (rule)
- 5.17 Mechanical equipment and plant such as air-conditioners (and grilles), ducts, pool pumps, etc. must be designed into the buildings and/or adequately enclosed or screened off from view. (rule)
- 5.18 Approved drawings are required from the HOA prior to commencement of any construction activities. Where construction work of any nature is carried out without such approval the HOA may give notice for its removal within 14 days. If the unapproved work is not removed on expiry of such notice the HOA may engage others to remove the unapproved work and recover the costs of this work from the Property Owner.
- 5.19 Any staff quarters or rooms intended for occupation by staff are to be clearly indicated on the submission drawings.
- 5.20 While the HOA and Controlling Architects may typically have no objection to swimming pools, pergolas and balconies extending beyond a building line their approval does not in any way guarantee approval of such an element by the Local Authority. The Local Authority may require separate

neighbors' comment or approval to permit such an element and each designer is encouraged to confirm the requirements with the Local Authority prior to submission. (guideline)

- 5.21 "Water tanks are permitted where fully below ground or completely contained within a structure fully meeting the requirements of the guideline. Any plumbing and pipework to be suitably concealed and fully detailed on the submission."

PART 2: SPECIFIC ARCHITECTURAL DESIGN GUIDELINES FOR VERONA AT AVIANTO ESTATE

6 THE ARCHITECTURAL STYLE

The architectural style is such to be in keeping with the original Avianto Estate Architectural Theme. The Avianto Estate theme was based on Southern European country style homes, making use of simple architectural lines and earthy tones. The essence of Verona Estate's Architectural Style will consist of terracotta-coloured tiled pitched roofs and small sections of flat roofs with a combination of plastered walls to be painted in pre-approved earthy tones and an approved face brick. Vertical windows of moderate sized to control heat gain and most importantly to encourage privacy.

7 RESTRICTIONS AND POSITIONING ON STAND

7.1 Orientation

The objective will be to have main living areas orientated towards the North.

7.2 Coverage and Floor Area Ratio (FAR)

The coverage is the area of the footprint of the house. This includes all built and covered areas at ground floor level. This area may not exceed 50% of stand area. The FAR, which is the addition of all the covered floor areas both on ground floor and first floor, may not exceed 60% of the stand area, with the first floor may not exceed 60% of the ground floor area.

7.3 Building Lines

The building lines along any road shall be 5 meters and 2 meters along other boundaries. A boundary line may be relaxed to a minimum of 1,5 meters on one side of property only by way of an official Council Town Planning Building Line Relaxation Application, to accommodate a flat roofed garage only.

7.4 Mass of Building

The mass of building is referring to the basic proportions of the building. Maximum floors allowed are 2 story high (Ground Floor and First Floor). Eave's height of roof may not exceed 7,5 meters measured from finished ground level. Chimney top not to exceeding 1200mm above the roof surface.

8 ROOFS

8.1 Tiled Roofs

Tiled roofs can have a roof pitch varying between 17 – 20 degrees. Double pitched roof with gables on ends. Roof tile profile to be “TAURNUS” style by BMI Coverland or similar. Colours allowed will be a blend of the Farmhouse colours – 40% Terracotta, 30% Kalahari and 30% Dark Brown. Only Terracotta ridge tiles and raked verge tiles on gable ends are allowed. No fiber cement fascia or verge barge boards will be allowed.

8.2 Flat Roofs

All flat roofs are to be concealed behind a parapet wall. Maximum height of a parapet wall from Finished Ground Level to top of parapet will be 3200mm. All flat roofs are to have an 80mm layer of grey 19mm crushed stones as a finishing layer.

8.3 Carports/Coverings

Any proposed carport will conform with the Estate’s standard carport design. Subject to approval from HOA. No shade netting or any form of awnings will be permitted.

8.4 Skylights

Only flat “roof window” style skylights will be allowed on any roof surface. Subject to approval from HOA.

8.5 Gutters and Downpipes

Extruded seamless charcoal coloured power coated gutters and downpipes will be allowed and will be compulsory on all tiled roofs. Flat roofs may be drained by way of a surface mounted rainwater box and surface mounted downpipe as per gutters. All to approval by HOA.

9 WALLS

9.1 Walls

All external walls to the main house will be of 270mm cavity wall configuration (50mm cavity). Out buildings will have a 220mm external wall construction. Walls will consist of an approved face brick plinth and a smooth sponged finished plaster to be painted in accordance with the paint manufacture’s specifications and with a colour approved by the HOA. No two-tone painting to external walls will be permitted.

9.2 Moldings

Only simple plastered moldings to the HOA’s approval will be allowed. These moldings will be painted to match external walls.

9.3 Services/pipes

All services and/or pipes are to be concealed within a service duct. Exposed external air-conditioning pipes are to be painted to match external walls. Airconditioning condensers may only be mounted on flat roofs if concealed away from general view, or to be installed at ground level. All installations are to be approved prior to commencement of works by the HOA and screens may be requested by HOA. Any pipes exposed above a tiled roof are to be painted with a Terracotta coloured PVA paint. Any water tanks installed above ground are to be screened by means of an HOA approved screen. All exposed PVC pipes are to be painted to match wall surface.

9.4 Satellite Dishes/Antennas

Such services may not protrude above any flat or pitched. They should be fitted under eaves or on gables that are out of direct general view. The unit should be painted to match the surface that it is installed against.

10 WINDOWS AND DOORS

10.1 Window and Door Types

All external windows and doors will be constructed of charcoal powder coated extruded aluminum sections. All glazing must be clear therefore no tinting of glass will be permitted. Frosting will be allowed for privacy reasons. All bathroom windows are to be frosted.

10.2 Shape and Size

Square or rectangular openings will be allowed. Rectangular windows will have a vertical orientation. Horizontal orientation will be allowed in kitchen areas only. Any larger patio style openings should be recessed back under a covering such as a patio or roof canopy. All to HOA's approval.

10.3 Shutters

Only working shutters will be allowed and will have to be approved prior to installation by the HOA.

10.4 Burglar Bars and Security Gates

No burglar bars will be allowed. Security gates such as a "Trellidor" style unit will only be allowed to be fitted internally to a patio style door. Such installations may not be visible externally.

10.5 Garage Doors

Timber sectional horizontally slatted doors will be allowed. All doors are to have a dark brown finish and to be maintained on a yearly basis. Same applies to any external timber doors.

11 VERANDAS, BALCONIES AND WENDY HOUSES / SHEDS

11.1 Verandas and Pergolas

Existing verandas may be enclosed only with the use of a **FRAMELESS GLASS** fold away/stack away door system. Uncovered verandas may be covered by way of a timber pergola on steel columns and main beams. All works are to be pre-approved by the HOA before commencement of any works.

11.2 Balconies

No balcony will be permitted that looks onto a neighbor's northern part of their garden. Any proposed balcony will require permission from affected Neighbors and the HOA.

11.3 Wendy Houses/Sheds

No stand-alone structure such as Wendy Houses or Tool Sheds will be allowed to be erected anywhere on the property.

12 BOUNDARY WALLS AND PAVEMENT AREAS

12.1 Boundary Walls

The maintenance of boundary walls around a property will be the owner's responsibility. Internal boundary walls between stands will include the surface facing inside your property and the top of the wall. Boundary walls along the streets will include both sides of the wall. The upkeep of the above mentioned will be monitored by the HOA. All boundary walls are to be painted in a colour approved by the HOA. Additional privacy, if required, may be achieved by means landscaping. No boundary walls may be modified in height or in any other form.

12.2 Driveway enclosures/Gates

No driveway gates will be allowed. The estate will maintain an open flowing appearance. Pets will be contained by means of yard gates as indicated on Architectural Plans.

12.3 Pavement areas

The landscaping and maintenance of the pavement areas will be the responsibility of the HOA. The Homeowner will not be allowed to landscape such areas.

12.4 Numbering of Stands

Numbering of the property shall be positioned on the street boundary wall on a face brick pier alongside of the driveway. Numbers shall be in the font style "Helvetica Neue" and must not exceed 200mm in height. To be black in colour.

13 SWIMMING POOLS

All swimming pools are to comply with the relevant Building Regulations and Municipal safety requirements. Owners are responsible for the safety of their own pools and water features. Back wash must be contained on your property by means of a soak away drain under your lawn area and not disposed of on the surface off the property. Pool pumps are to be concealed behind landscaping.

14 PARKING

All parking of vehicles including visitors are to be accommodated within the walled property. No boats or trailers are to be parked on the property unless housed inside the garage. Storage facilities are available.

PART 3: GENERAL LANDSCAPE DESIGN GUIDELINES FOR AVIANTO ESTATE

All homeowners of Avianto Estate will be required to adhere to the general landscape guidelines as stipulated in clause 15 below.

15 GENERAL LANDSCAPE GUIDELINES

15.1 Intent:

The purpose of the general landscape guidelines is to create an integrated and responsive landscape with emphasis on nature, open space and style that will be unique to Avianto Estate. It will also create sensitivity and harmony between the development and the surrounding nature. The guidelines furthermore aim to preserve and enhance the existing environmental attributes, minimise possible negative impacts whilst at the same time establish a new, dynamic and elegant character to the Estate.

To control the general landscape development on private property to be a continuation of the landscape design of public spaces as will be established by the developer, the following set of guidelines will apply to every erf.

The integrity of the Open Spaces can only be achieved through the successful integration of the landscape and the architectural components.

15.2 Guidelines:

15.2.1 Preservation of Existing Trees:

The development will at all costs, preserve as many as possible of the existing trees, even though they may be exotic species. This will minimize visual impacts and preserve the value and character of Avianto Estate.

A maximum area consisting of the construction footprint plus an additional "buffer" of maximum 2,5m wide beyond the footprint can be cleared for construction. Any tree outside this area must be preserved unless it can be proven that a tree might be unstable and can cause a potential danger by falling over. This 2,5m wide "buffer" is not permitted to encroach

onto the stand's building lines. Any tree within the building line area will automatically be preserved, except those trees that need to be removed for building the boundary walls and for security purposes. In such instances, written approval is required from the Avianto Estate Homeowners Association prior to any tree(s) being removed or pruned.

In order to control and minimize the area of tree clearing on individual stands the following guidelines will apply:

- 15.2.1.1 The principle will be that a maximum area consisting of the house footprint area plus an additional area of maximum 2,5m wide beyond the footprint, may be cleared for construction of the house.
- 15.2.1.2 Any tree outside this area must be preserved at all costs unless it can be proven that a tree might be unstable and is cause to a potential danger for falling over.
- 15.2.1.3 The 2,5m wide zone is not permitted to encroach into the building line area.
- 15.2.1.4 Apart from trees that need to be cleared for purposes of the boundary walls, any other trees within the building line area must be preserved.
- 15.2.1.5 Trees within driveway, patio and pool areas can only be cleared within an area equal to the minimum dimensions of the structure plus maximum 1m on either side (2m in the case of a swimming pool).
- 15.2.1.6 Any trees removed without prior written approval from the Avianto Estate Homeowners Association will subject the stand owner to a fine as laid down in the **Environmental Management Plan**.

Architects are encouraged to preferably use the existing trees on the stand as design opportunities, as opposed to being a design constraint.

15.2.2 Plant Species:

The character of Avianto Estate constitutes not only in the existing environmental attributes but also by the architectural style as well as the specific landscape architecture to be introduced. The landscape vernacular will fulfil a crucial role in the harmonious integration of the “existing” and the “new”, typical of Avianto Estate. For this purpose the use of plant species on private property will be controlled as follows:

- 15.2.2.1 The establishment of a plant community as per the plant palette is encouraged throughout Avianto Estate.
- 15.2.2.2 No invader species as promulgated by law may be introduced.
- 15.2.2.3 The use of Paspalum vaginatum lawn is permitted in the private garden areas. The use of Cynodondactylon and cool season lawns are encouraged. Kikuyu is permitted in the areas indicated on the Kikuyu Framework, available on www.aviantoestate.co.za, and is subject to the approval of the HOA.
- 15.2.2.4 The planting of Palm tree species or any other large, leafed plant species with a tropical character will not be permitted on the Estate.

15.2.2.5 In response to the historical context of the environment as well as the envisaged vernacular/theme, certain exotic tree species will be permitted as indicated on the plant palette. Similarly exotic but non-invasive shrub and groundcover species will be permitted in private gardens.

15.2.2.6 Plant species on private property are to enhance and integrate the character of the adjoining street and or open space landscape.

15.2.3 Landscape Design:

The integration of the landscape design of open spaces and street reserves with that of private property is encouraged. The following measures are to be applied in the landscape design of each erf:

15.2.3.1 Homeowners are encouraged to enhance and to keep within the framework of species and the landscape character of the public landscape adjoining an erf.

15.2.3.2 The landscape layout, in terms of lawn and bed areas, at the interface between public spaces and private property are to be harmoniously integrated.

15.2.3.3 The streetscapes in the Estate shall conform to the Landscape Master Plan as drawn up by the Project Landscape Architect. However, should an Erf Owner wish to establish any detailed planting on a sidewalk immediately adjacent to his erf and other than that which may have been provided by the Developer, the Erf Owner may submit detailed plans to the Avianto Estate Homeowners Association for consideration and written approval whereafter the planting may be installed to the terms of the approval. The Avianto Estate Homeowners Association is, however, under no obligation to accept any such proposals and will not be responsible for any costs incurred in preparing such an application. The Erf Owner will be responsible for the establishment and maintenance of such an installation to an acceptable standard which will not detract from the general standards of the maintenance of the parks and surrounding areas and as laid down by the Avianto Estate Manager.

Such an installation will be irrigated by the owner utilizing his own water.

Under no circumstances will Erf Owners be permitted to alter the street tree regime as installed by the Developer. Erf Owners are required to accurately plot street trees on their architectural submission plans, indicating how the tree(s) are integrated into the standard driveway layout.

No detailed landscaping of sidewalks will be permitted in the instance where erven or sections of erven abut the parks or open spaces which have been landscaped by the Developer.

Erf Owners may not prune/cut back any trees on the Public Open Spaces of the Estate and will approach the Estate Manager if any pruning is required. The pruning of trees will be at the discretion of the Estate Manager.

Erf Owners will not be permitted to sink boreholes on their stand/s.

It is intended that the initial landscape installation in the Estate by the Developer will focus on the Main Entrance, the Central Boulevard, the Recreation Area and the internal parks which link to the recreation area as well as areas to be rehabilitated. Tracts of open spaces will be planted to orchards to enhance the theming and vision for the Estate.

All streetscapes will be treated less intensively by the Developer on the basis that the landscaping in these areas may be extended and intensified by the Erf Owners, subject to conditions as set out herein, as part of the landscape establishment and enhancement of their private gardens. No hard landscape/structures other than approved paving will be permitted on the sidewalks. No pedestrian traffic may be impeded on the sidewalks due to landscaping thereof. Similarly, the Estate Irrigation System may not be tampered with or altered other than as approved by the Estate Manager. Such alterations will be executed by the Estate Maintenance Contractor at the expense of the Erf Owner.

To achieve the vision of creating a distinctive and harmonious landscape in accordance with the vernacular and theming and to extend the planting framework, Erf Owners are encouraged, as far as is practical, to select plants for their gardens from the recommended plant palette which may be extended from time to time to enhance the overall vision and quality of this lifestyle.

15.2.4 Communal Open Space Integration:

Appropriate landscape design on private property along the communal open spaces will result in the desired integration between public and private spaces and will be controlled as follows:

- 15.2.4.1 A 4m wide transition zone along the boundary line facing communal open space will be the area of landscape control.
- 15.2.4.2 No free-standing structures will be allowed in this zone, other than the compulsory low boundary wall on the site boundary (refer to the architectural guidelines).
- 15.2.4.3 The landscape design in this zone must comply with the principles of the landscape design approach and planting must comply with the Avianto Estate plant palette.

Sketch 1

Sketch 2

15.2.5 Streetscape Integration:

Appropriate landscape design on private property facing any street will result in the desired and seamless integration between the public streetscape and private spaces. It will be controlled as follows:

- 15.2.5.1 A 3m wide transition zone along the boundary line facing the street will be the area of landscape control.

15.2.5.2 No buildings, walls or structures will be allowed in this zone.

15.2.5.3 The landscape design in this zone must comply with the principles of the landscape design approach and planting must comply with the Avianto Estate plant palette.

15.2.5.4 A minimum of 30% of the stand width along the boundary line facing the street, must be lawn to ensure a flowing and integrated transition.

15.2.6 Driveways and Paving:

Every erf owner will be responsible for the construction of a driveway from the street kerb to the garage according to the following specification.

15.2.6.1 Driveways are to be maximum 6m wide for the length of the road reserve and the 3m building line.

15.2.6.2 Driveway materials are to be a combination of Smartstone (or similar) concrete cobble (charcoal colour), or exposed gravel surface beds (colour to be brown).

15.2.6.3 Walkways in the road reserve, by the Developer take preference and may not be removed and are to be incorporated in the driveway paving.

15.2.6.4 No concrete pavers, half bricks, cast pattern impregnated concrete paving etc., will be allowed.

Sketch 3

15.2.7 Erven Bounding on Water Bodies/ Lakes:

Stand Owners are required to comply with the minimum requirements insofar as placing of structures and founding as laid down by the Geotechnical Engineer where stands bound on water bodies.

Stand Owners are to explicitly acquire the services of the project Geotechnical Engineer during the design phase of the structure and submit all relevant and founding plans together with their other plans for approval by the Aesthetics Committee (as described elsewhere).

No structure or hard landscaping may be installed within 10m of the boundary abutting the water body full water mark. Soft retaining structures which extend a maximum of 500mm above the full water mark will be permitted on the erf boundary abutting the water body subject to the submission of suitable engineering drawings for approval by the Aesthetics Committee.

No boundary walls may be constructed on the erf boundary abutting the water body and for a distance of 10m on erf boundaries perpendicular to the erf boundary abutting the water body. Similarly no other fencing of any nature will be permitted in these zones.

Hardwood decks and jetties no larger than 30m² which comply to all municipal by-laws, and which have been certified by an engineer may be submitted to the Aesthetics Committee for approval and construction in the 10m no "structure" zone with a maximum of 5m into the

water body measured from the erf boundary abutting the water body. No deck or jetty may be closer than 5m from any side erf boundary.

All decks and jetties are to be aesthetically constructed complete with wooden posts and handrails. No stainless-steel structures will be permitted.

Stand Owners are to ensure that due consideration be given to neighbours of the adjoining stands when positioning wooden decks and jetties.

Since the water body and its embankments form part of the controlled zone, Stand Owners are to ensure that there is no pollution and that only rowing boats and canoes are moored at the jetty. The storage of rowing boats and canoes on wooden decks, jetties and in the 10m zone will not be permitted.

15.2.8 Plant Palette:

In order to achieve the vision of creating a distinctive and harmonious landscape in accordance with the vernacular theming and to extend the planting framework, Erf Owners are encouraged, as far as is practical, to select plants for their gardens from the recommended plant list which may be extended from time to time so as to enhance the overall vision and quality of this lifestyle.

15.3 Plant palette

Trees:

Brabejum stellatifolium	Brachlaena discolour/nerifolia
Buddleja salvifolia	Calodendrum capense
Cassine piragua	Celtis Africana
Combretum erythrophyllum	Cunonia capensis
Curtissia dentate	Dais cotinifolia
Ekebergia capensis	Erythrina lysisteman
Ficus natalensis	Halleria lucida
Harpephyllum caffrum	Kiggelaria Africana
Liquidamber	Nuxia floribunda
Olea europaea subspesie Africana	Platanus acerifolia
Podocarpus henkelii	Podocarpus latifolius
Populus simonii	Prunus Africana
Quercus ilex	Quercus nigra
Quercus palustris	Quercus subor
Salix mucronata	Sparmania Africana
Syzygium cordatum	Trichellia emetic

Olive trees	
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Shrubs, creepers, groundcovers and perennials:

Agapanthus nana – blue	Agapanthus praecos
Agathosma ciliaris	Agathosma serphyllaceae
Aloe arborescens	Aloe tenuoir
Anisodonteia scabrosa	Aptenia cordifolia
Aristea major	Arctotis hirsute
Arctotis sp.	Arctotis witkoppen
Asystasia gangetica	Athanasia crithmifolia
Barleria obtuse	Barleria purple prince
Carrisa macrocarpa “green carpet”	Chasmanthe aethiopica
Chondropetalum tectorum	Chrysanthemoides incana
Chrysanthemoides monilifera	Cineraria saxifrage
Cistus sp.	Clerodendron ugandense
Coleonema sp.	Coleonema album
Convolvulus cneorum	Cotyledon orbiculata
Crassula ovate	Dietes grandiflora
Dierama pendulum	Elegia capensis
Eriocephalus africanus	Erica spp.
Euryops virgineus	Euryops pectinatus
Felicia amelloides	Felecia sp.
Gazania	Gazania uniflora
Gazania krebsiana	Geranium incanum
Gnidia squarosa	Helechrysum argyrophyllum
Helechrysum cymosum	Helechrysum teretifolium
Heliotrope royal marine	Hibiscus sp.
Hypoestes aristata	Jasminum angulare
Jasminum multipartitum (shrub)	Lavendula dentate
Leonotis leonoris	Kniphofia praecox
Leonotis leonurus (white)	Osteospermum ecklonis
Pelargonium cuculatum	Pelargonium capitatum
Pelargonium peltatum	Plectranthus ecklonii
Plectranthus fruticosus	Plectranth mona lavender
Plectranthus strigosus	Plumbago auriculata
Plumbago auriculata – blue	Plumbago ariculata – white
Podalyria calyptate	Polygala fruticosa
Polygala myrtifolia	Polygala petite sugar baby
Protea spp.	Raphiolepis indica

Rhamnus prunoides	Rhus crenata
Rosa sp.	Salvia leucantha
Scabiosa Africana	Senecio macroglossum
Strelitzia juncea	Strelitzia reginae
Sutera sp.	Sylvia africana-lutea
Tecomaria capensis (Yellow and Orange)	Tulbachia violacea
Watsonia pillansii	Zantedeschia aethiopica
Various vine species	

Bulbs:

Agapanthus spp.	Amaryllis belladonna
Aristea major	Aristea minor
Bulbine frutescens	Chasmanthe aethiopica
Chasmanthe floribunda – yellow	Clivea miniata
Dierama pendulum	Sparaxis bulbifera – white
Watsonia marginata	Watsonia pyramidata

Streams and water margins:

Berzelia abrotanoides / lanuginose	Calopsis paniculata
Condrapetalum tectorum	Elegia capensis
Elegia cuspidate	Erica perspicua
Falkia repens	Ischyrolepis subverticillata
Juncus capensis	Kniphofia praecox
Lobelia alata	Orphium frutescens
Psoralea repens	Restio festuciformis
Rhodocoma filiosa	Scirpus nodosus
Wachendorfia thyrsoiflora	Watsonia wet loving spp
Zantedeschia aethiopica	

16 LANDSCAPING INSTALLATION

To ensure that any landscaping work done on the estate is of a quality that meets the high standards as envisaged by the HOA as supplemented by the Landscape Design Guidelines, the following conditions pertaining to landscaping are applicable to all garden installations.

- 16.1 All Landscapers who wish to conduct any business at Avianto Estate shall be SALI members and, as such, shall abide by the provisions of the SALI Constitution.
- 16.2 All gardens shall be installed in accordance with SALI’s specifications and criteria (as amended from time to time).
- 16.3 All irrigation to be done by LIA (Landscape irrigation association SA) standards.