



HOPEVILLE HEIGHTS ARCHITECTURAL & BUILDING GUIDELINES

PHASE ONE

ANNEXURE "B" of Agreement of Sale

The Hopeville Heights Development Team believe that it is in the best interest of all home owners in the Hopeville Heights Housing Development, that certain architectural/building guidelines, particularly relating to the external appearance of the houses and perimeter walls, are enforced/encouraged, since this will work positively towards maintaining property values and it will enhance the overall living conditions for all.

Accordingly, the following standards are to be enforced:-

ROOFING – If roof slopes make the roof covering visible from a standing position on the adjacent road, the roof type must be coloured **red, green or gun-metal grey**. Uncoated, shiny galvanised tin that is likely to cause unwanted glare to neighbours is not allowed. Unattractive asbestos cement sheeting will not be allowed, nor will thatched rooves due to their fire hazard. Flat roofs should be hidden by suitably painted fascia boards.

Solar panels and solar geysers are permitted on the estate. The type of solar panels and geysers must be approved prior to purchase and installation. Solar geysers with exposed solar panels and the storage vessel hidden in the roof are preferable.

EXTERNAL WALLING –External walling must be plastered and painted in a neutral colour, or alternatively it should be unpainted face brick or coloured, moulded cement brick painted in a neutral colour.

PERIMETER WALLING –Perimeter walling should be palisade fencing or facebrick, or if constructed in common brick or cement block it should be plastered and painted to compliment the house walls or roof colour.

Precast concrete 'durawall' is permissible provide that it has a decorated or painted external face. A discrete arrangement of three electrified wires on the top of walling will be permissible, but spikes and razor are not permitted. Chain-link perimeter fencing is not permitted.

HIGH RISE – The maximum height for any single dwelling residential building is two stories.

WASHING LINES – Laundry drying areas should be located at the rear of the stand or screened off so that they are not visible from the access road.

EXTERIOR SECURITY LIGHTING – these should be directed only onto the home owner's own property and not cause unwanted glare or lighting into any neighbouring properties.

LANDSCAPING – Existing trees should be protected wherever possible, and additional indigenous tree planting should be encouraged.

OUT- BUILDINGS AND GARAGE/CARPORTS must compliment colour schemes of the main dwelling and must comply with building standards.

INTERNAL STANDARDS – The building standards for the interior of the house shall be in full compliance with the city by-laws, or as approved by the City of Bulawayo, Housing Department.

BUILDING TIMELINES – In order not to distract from the aesthetic appeal of the development, once construction has commenced, any building must be completed within six months of commencement. All rubble must be cleared and disposed of, off the Hopeville property.

The City of Bulawayo building inspectors will be made aware of the desired building standards for the exterior of the houses on the Hopeville Heights Development (Phase One), in order to solicit their co-operation in enforcing that all buildings in the Hopeville Heights Development comply.

All building plans must be approved by the central Hopeville Management Committee.

BUILDING LINES - As per City Council regulations the building lines for each stand are as follows;

- 3m on the sides
- 3m at the back
- 6m on the side adjacent to the road.

Note that for any double storey structure erected, the building lines increase to twice the size of the regulation stated above except for the building line adjacent to the road, which remains at 6m.

CONTROL AND APPROVAL PROCEEDURE – The design of any building additions to building and or alterations to buildings must comply with both the Architectural Guidelines and the local authority regulations and by-laws. Works requiring permissions from the Building Committee are as follows;

- Any additions or alterations to the existing structure or boundary wall of any form
- Any structural or astetical alterations to the existing structure
- Demolition of any structure
- Painting or repair to external facades
- Any new roof or roof structure, pergolas and trellises
- Any swimming pool, temporary reservoir and water storage tanks
- Garden walls, boundary walls and pedestrian gates

All documentation must be submitted and approved by the Hopeville Building Committee prior to submission to local authorities. Approval or rejection of any submission will be at the sole discretion of the Hopeville Building Committee. Any deviation must be submitted for further approval.

SUBMISSIONS FOR APPROVAL CHECK LIST

- ✓ All floor areas and measurements including patios, balconies, outbuildings etc
- ✓ Building lines
- ✓ All external finishes and colours
- ✓ Boundary wall details
- ✓ Drainage, down pipes and method of concealment
- ✓ Proposed landscaping
- ✓ External lighting layout

By purchasing a stand or house at Hopeville, you agree to the terms and conditions of this document. We at Hopeville undertake to comply with the contents of this document in addition to further controls, which may be instituted from time to time. Necessary action shall be taken on all transgressors of the above rules and regulations.