

SECTION B: OAKTREE VILLAGE

OAKTREEVILLAGE HOMEOWNERS ASSOCIATION

ARCHITECTURAL RULES

The Oaktree Homeowners' Association was established soon after the Cluster Development Scheme was completed. At that stage the accepted rule is that the original external finishes and general appearance of the Oaktree Village would remain unchanged. This rule covers any extensions, the external colour scheme, roofing, paving bricks, boundary fencing and walls, garden gates, etc.

However, in keeping with modern trends, it has since being decided to include an optional complementary colour scheme that many owners felt would enhance the aesthetic appeal of Oaktree Village. No further changes are permitted and the aesthetics of Oaktree Village will remain strictly controlled by the Oaktree Village Homeowners' Association.

All alterations to existing Oaktree Village properties must first be passed by the OVHA Committee prior to submitting to THOA Architectural Committee for final approval.

The following architectural rules are applicable:

1. External Colour Scheme: All units shall have the following colour schemes

1.1 External Walls, Corbelling & Columns:

	Walls	Corbelling	Columns
Option 1:	Plascon Micatex, Kalahari (code BBO 310).	Plascon Micatex, Keewatin (code E 19-5).	Plascon Micatex, Keewatin (code E 19-5).
Option 2:	Plascon Micatex, Kalahari (code BBO 310).	Dulux Weatherguard, Castlewood Canyon.	Dulux Weatherguard, Castlewood Canyon.
Option 3:	Plascon Micatex, Fever Tree (code BBO 602).	Plascon Micatex, Clifton (code BBO 308).	Plascon Micatex, Clifton (code BBO 308).
Option 4:	Plascon Micatex, Dune4 (code BBO 605).	Plascon Micatex, Sahara (code BBO 315).	Plascon Micatex, Sahara (code BBO 315).

1.2 External doors / window frames: Natural wood, dark stain or oiled.

1.3 All Palisades: Modo Cape Green (code IJ1683).

1.4 All boundary walls and pillars: To match the external walls.

1.5 Wrought iron side gates: Matt black.

2, Garage Doors: All units shall have installed either:

Option 1: Wood Garage Door: Specification - Silkwood neutral or Woodoc 30 clear varnish.

Option2: Wood Grained Steel Door: Specifications - Steel door in which the panels comprise of two steel plates on either side of door, filled with high density foam, and the inside finished in textured white steel and the outside in a textured dark oak finish with a block profile. The approved dealer is "Absolute Doors"

3. Roof: Double Roman tiles by Marley, colour Antique Terra Cotta as per original. However, units 1 to 4 were tiled with "Coverland Double Roman Terracotta Farmhouse" tiles, manufactured by La Farge (now trading as Monier). These tiles have been discontinued so any changes proposed to these roofs and tiles must first be discussed with the OVHA Committee.

4. Paving Bricks: Cement Multi-tone paving bricks by Brickor
Legoto Sandstone Cobble pavers, by SmartStone
Lawley brick pavers – Colour to be approved by OVHA Committee

4 Boundary Fencing and Walls:

4.1 Street Front: Shall be either open, full-length palisade or pillar and palisade to a maximum height of 1500mm. Fully bricked walls are not permitted other than for screening of unsightly views (e.g. wash lines and refuse bins, etc).

4.2 External Wall: The wall adjacent to Johannesburg Road must not be changed and shall be uniformly painted once every five (5) years along the entire length by the relevant owners (No. 29 to 39) commencing in July 2010.

4.3 Palisade Fences: The palisade fence on the north, east and south side of the development must not be changed and shall stay uniform along the entire length.

5 Guttering: While the original development did not include gutters, a number of residents have seen fit to install gutters and this should be standardised for future installations as follows:
Site extruded pre-coated aluminium seamless gutters, coloured dark brown with down pipes coloured to match the external walls.

6 Tree Felling: The felling of trees in the common area is not permitted and the felling of any trees inside individual properties will first require permission from the THOA Operations Manager.

7 Gardens and Pavements: Are the responsibility of the owner or tenant and these shall be maintained in an orderly manner with the grass being cut regularly.

8 General: All other issues must be in accordance with THOA rules and regulations.