



LANDSCAPING CONTROLS

Revision (1) - Date : November 2012

1. EMERALD ESTATE LANDSCAPING CONTROLS

In order to maintain continuity in the overall landscape character Emerald Estate Homeowners are required to implement garden landscapes on and around their property in accordance with certain conditions and restrictions.

1.1 SITE CLEARING

- No trees or vegetation outside of the building area of any site may be removed without approval of the Architectural Review Committee.
- Damage to trees and vegetation anywhere on the Estate will be subject to penalties in accordance with the Transgressions List.

1.2 HARD LANDSCAPING

Hard landscaping surfaces (i.e. brick paving, tiling etc), around houses will not be permitted to cover the entire property. Hard Landscaping surfaces shall not cover more than 30% of each erf's area and a minimum of 25% of each erf must be soft landscaping (A combination of Trees, Shrubs and lawn).

This shall mean that planting only lawn does not meet the 25% soft landscaping requirement.

In this way the collective landscape theme of Emerald Estate will be realised for the appreciation and benefit of all.

1.3 PLANTING CHARACTER

The planting theme is primarily indigenous. All trees and shrubs used in Emerald Estate shall be non-invasive. A list of proposed plants follows as a guide. Invasive alien or invasive exotic plants will NOT be allowed anywhere on the estate – this includes the Homeowners property

Shrubs and groundcovers shall be chosen in keeping with the style and character of the Estate. The style may be loosely defined as indigenous and rustic.

Climbing plants and creepers shall be encouraged to cover walls, create shade, and climb buildings to soften hard edges and surfaces. The use of plants indigenous specifically to the site is preferred.



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The gardening and landscaping activities of an erf owner shall be confined to the physical extent of the residential erven as pegged.

1.4 MODDERFONTEIN STRIP BETTERMENT

All guidelines mentioned in this document are applicable to any landscaping activities within the Strip. Written plans for any work being done in the strip must be submitted to the Estate manager, and work may only commence once written approval and conditions have been received.

1.5 REMOVAL OF TREES

No tree, landscaping or other plantings may be removed from any common property area by any owner. Similarly, no verge tree's may be removed – or damaged in any way - unless written approval has been received from the Estate Manager. Such requests must be made in writing.

All declared invasive alien plants, trees, shrubs and grasses are not permitted within the estate, and may not be cultivated in erf gardens.

1.5 HEDGES

Where the intention of the erf owner is to cultivate a hedge, the position, type and final height shall be indicated in the submitted plan.

1.6 WATERING

No boreholes are permitted without the written approval from the HOA. All specifications in the Architectural and Building Guidelines will apply.

Planting on roadsides or on sidewalks or embankments must be planted using shrubs and groundcovers chosen from the proposed list and must be planted to blend in with adjacent sidewalk areas. The design of such areas should appear on the landscape submission plan.

Every house is expected to have at least 1 x indigenous tree on their verge.

All roadside or sidewalk planting must be irrigated by the homeowner and maintained by the homeowner.



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1.7 APPROVED INDIGENOUS TREES

The following indigenous trees and shrubs are approved for use within Emerald Estate;

<u>Acacia burkei</u>	'black monkey thorn'
<u>Acacia caffra</u> <u>Acacia galpinii</u>	'monkey thorn'
<u>Acacia karoo</u>	'sweet thorn'
<u>Acacia sieberiana</u>	'paperbark'
<u>Acacia xanthoploea</u>	'fever tree'
<u>Aloe barberae</u>	(aloe bainesii) 'tree aloe'
<u>Bolusanthus speciosus</u>	'tree wisteria'
<u>Buddleja auriculata</u>	'weeping sage'
<u>Buddleja saligna</u>	'false olive'
<u>Combretum erythrophyllum</u>	'river bush willow'
<u>Combretum krausii</u>	'forest bush willow'
<u>Cussonia paniculata</u>	'highveld kiepersol'
<u>Dias cotonifolia</u>	'pompom tree'
<u>Dombeya rotundifolia</u>	'wild pear'
<u>Ekebergia capensis</u>	'cape ash'
<u>Erythrina lysistemon</u>	'coral tree'
<u>Gardenia volkensii</u>	'transvaal gardenia'
<u>Faidherbia albida</u>	'anaboom'
<u>Halleria lucida</u>	'tree fuschia'
<u>Harpephyllum caffrum</u>	'wild plum'
<u>Heteropyxis natalensis</u>	'lavander tree'
<u>Ilex mitis</u>	'without'
<u>Kiggelaria africana</u>	'wild peach'
<u>Kigelia africana</u>	'worsboom'



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<u>Kirkia accuminata</u>	'white seringa'
<u>Mundulea sericea</u>	'cork bush'
<u>Nuxia floribunda</u>	'bosvlier'
<u>Olea africana</u>	'wild olive'
<u>Podocarpus falcatus</u>	'outeniqua yellowwood'
<u>Podocarpus henkelii</u>	'henkels yellowwood'
<u>Podocarpus latifolius</u>	'real yellowwood'
<u>Ptaeroxylon obliqua</u>	'sneezewood'
<u>Rapanea melanophloeos</u>	'cape beech'
<u>Rhamnus prinoides</u>	'dogwood'
<u>Rhus (Searsia) lancea</u>	'karee'
<u>Rhus (Searsia) pendulina</u>	'white karee'
<u>Salix mucronata</u>	'cape willow'
<u>Schotia brachypetala</u>	'weeping boer bean'
<u>Strelitzia nicolaii</u>	'natal wild banana'
<u>Strelitzia reginae</u>	'kraanvoëlblom'
<u>Syzigium cordatum</u>	'waterbessie'
<u>Trichellia dregeana</u>	'forest mahogany'
<u>Virgilia Oroboides</u>	'keurboom'

Non-indigenous Trees – but good for a small garden with a non-invasive root system

<u>Betula alba</u>	'silver birch'
<u>Caesalpineia ferrea</u>	'leopard tree'
<u>Polygala Mytifolia</u>	'sweetpea bush'
<u>Lagerstroemia Indica</u>	'pride of india'