



GRAANENDAL

• • • LIFESTYLE ESTATE • • •

POLICIES AND PROCEDURES

DEVIATIONS FROM THE AESTHETIC GUIDELINES

POLICY NUMBER:10

AMMENDMENTS AND REVISIONS (To be done annually)

Date	By who	Page	Information

DEVIATIONS FROM THE AESTHETIC GUIDELINES POLICY

Approval of Deviations from the Approved Aesthetic Guidelines

To ensure consistency, architectural integrity, and the preservation of the overall aesthetic character of the Estate, any proposed deviation from the provisions contained in the current Aesthetic Guidelines, whether relating to new building works, alterations, additions, renovations, or improvements to existing properties, shall be subject to a structured review and decision-making process.

The purpose of this policy is not to assign blame or revisit past decisions unfairly, but rather to provide clarity, consistency, and a transparent framework for the consideration of deviations going forward. The Homeowners Association has a responsibility to safeguard the architectural integrity, aesthetic character, and long-term value of the Estate for the benefit of all owners.

Where deviations are identified, the Trustees, Aesthetic Committee, and Presiding Architects will seek to assist owners, builders, and architects by providing accurate information regarding the applicable requirements and approval processes. All matters relating to deviations shall be approached collectively, objectively, reasonably, and in the best interests of the Estate as a whole.

As custodians of the Estate, the Trustees act on behalf of the members of the Homeowners Association and are entrusted with the responsibility of ensuring that the Architectural and Aesthetic Guidelines are applied consistently and fairly. This policy is intended to support that responsibility by establishing a clear and collective decision-making process for the consideration of any proposed deviations.

Review and Recommendation Process

Any proposed deviation shall first be reviewed by the Aesthetic Committee together with the Presiding Architects appointed by the Homeowners Association. This review should consider the relevant Aesthetic Guidelines, the circumstances and merits of the request, the potential impact on the architectural integrity and aesthetic character of the Estate, and any practical alternatives or mitigating measures that may provide a suitable outcome.

The Aesthetic Committee and Presiding Architects shall undertake the necessary investigation and due diligence and shall present their findings to the Board of Trustees / HOA collectively. The submission should include the relevant facts, the motivation for the request where applicable, the outcome of the architectural review, and a clear recommendation to approve or reject the deviation. Where appropriate, the recommendation may also include proposed conditions, alternatives, or recommendations aimed at achieving the best overall outcome for the Estate and the homeowner.

This process is intended to ensure that detailed technical and architectural matters are properly considered by those with the relevant knowledge and experience before being presented to the HOA for a decision. The purpose is to avoid requiring uninformed parties to deliberate on highly technical matters at the outset and to ensure that the HOA receives a properly researched and considered recommendation on which it can make an informed decision.

Decision by the Homeowners Association

Following consideration of the findings and recommendation presented by the Aesthetic Committee and Presiding Architects, the Board of Trustees / HOA shall make the final decision on the proposed deviation. The Board of Trustees / HOA may consider the recommendation, request clarification or further investigation where necessary, add value through its collective consideration, and approve, reject, or approve the deviation subject to reasonable conditions.

The decision of the Board of Trustees / HOA shall be made in accordance with the applicable governance requirements of the Homeowners Association. A decision does not require consensus between every

individual participant; rather, the Board of Trustees / HOA shall exercise its collective authority and make the decision in accordance with its duly constituted decision-making process.

Where a deviation presents unusual or complex circumstances, the Aesthetic Committee and Presiding Architects should, wherever reasonably possible, consider all viable avenues and potential solutions before making their recommendation. The objective should be to arrive at a practical and well-considered outcome that protects the Estate's architectural integrity while fairly considering the circumstances of the homeowner.

Application of the Policy

No deviation, exemption, relaxation, or departure from the requirements of the current Aesthetic Guidelines shall be implemented without a decision of the Board of Trustees / HOA following the review and recommendation process set out above.

The Aesthetic Committee and Presiding Architects do not have unilateral authority to grant a deviation. Their role is to investigate, assess, motivate, and recommend. The final authority to approve or reject a deviation rests with the Board of Trustees / HOA, acting in accordance with its applicable governance requirements.

This policy shall apply to all future building applications, alterations, additions, and improvements submitted for consideration and shall remain in force until amended or replaced by a duly adopted resolution of the Homeowners Association.

Mr Marcel Pretorius



On behalf of the Board of Trustees
Graanendal Lifestyle Estate

Cc: Homeowners
Presiding Architect (currently Bpas)