



MOUNT VERNON

Residential Estate

HOME OWNERS ASSOCIATION LANDSCAPING GUIDELINES

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ANNEXURE A : PLANT LIST

1. Introduction

- 1.1. The aim of these landscape guidelines is to create a sustainable habitat and to ensure that a coherent development is maintained. All homeowners and residents are required to adhere to these guidelines in order to maintain consistency of landscape quality throughout the estate.
- 1.2. Owners of erven are required to recognize and implement the landscape around the houses in accordance with the specifications and restrictions laid out in these guidelines. By following these principles, the aesthetic experience of the estate will be enhanced for everyone's estate-lifestyle experience.

2. Plan Submission

- 2.1. A landscape plan for the garden of an erf is to be prepared and submitted for approval in accordance with these Landscaping Guidelines prior to written consent for occupation being given by the HOA as provided for in terms of Clause 24 of the Building Contractor's Code of Conduct Agreement.
- 2.2. This plan shall be a scale of 1:100 and shall show the following:
 - i. Adjacent areas of private open space and verge.
 - ii. All grading, retaining, and terracing intended to be undertaken, including gradients and structural elements, must be indicated.
 - iii. All plant material, species, numbers, spacing, and size must be indicated, including grass species for lawns, and must conform to the restrictions in plant choice given in these guidelines.
 - iv. Artificial grass should be indicated as well as the drainage of such areas.
 - v. All types of paving, water features, swimming pools, pumps, filters, fences, gazebos, and any other structural elements must be indicated, and the intended finishes specified. This must include details of how stormwater is dealt with.
 - vi. Clotheslines, dustbin storage areas, and other utility areas and their screening must be indicated.
 - vii. Garden lighting.

3. Landscaping of private erven and road verges

Gardening and landscaping by members shall be confined to their pegged residential erf and the road verge immediately adjacent to the erf as provided for below.

The intention is that all landscaping must conform to and enhance the "look and feel" of the Estate and maintain its integrity and overall aesthetics.

3.1. Private Residential Erven

3.1.1. Planting

All landscaping must comply with the approved Plant List attached as **Annexure A** which is primarily indigenous with the addition of plants associated with Cape vernacular architecture.

Other indigenous plants, not listed, may be allowed if approved by the HOA and indicated on the landscape plan.

Boundaries facing onto open spaces or roads must have at least 1 to 2m of planting on the inside of the property.

3.1.2. Hard landscaping

i. Paving & Tiling

Hard landscaping surfaces, i.e., brick paving, tiling, etc, around houses shall be restricted to cover no more than 25% (cumulatively) of the erfs area and a minimum of 25% of each erf must be soft landscaping.

Paving to any parts of a property visible from the street must be chosen from the Mount Vernon approved list (which may be amended from time to time).

Driveways shall adhere to the materials used on the adjacent roadway – either

- Granite exposed aggregate from Smit Steenwerke – www.smitsteenwerke.co.za, or
- Rustic Blend or Bronze from Calico Bricks – www.cabrico.co.za

or shall adhere to the following options:

- Exposed aggregate pavers in a 6mm brown sandstone.
- Exposed aggregate pavers in a 6mm granite stone.
- Grey shades of wet-cast “cobble” products such as supplied by Revelstone, Smartstone, Stone Market, or CEL / Pavatile or similar.
- Laterite sub-base with a 6mm sandstone gravel finish

Should any other similar material be proposed, it must be approved by the HOA in writing.

ii. Artificial lawn

Artificial lawn is permissible and may be more than 25% of erf area and must be laid on a compacted surface therefore adequate provision must be made for drainage which is to be indicated. Artificial lawn may not be used on sidewalks or public space.

3.1.3. Garden Lighting

Lighting must be indicated on the landscape plan and must be approved by HOA.

- i. Any lighting should be low-level lighting. Any visible external lights, including bollard lights, must be to the approval of the HOA and should respond to the style of Mount Vernon.
- ii. Bright security or floodlighting of buildings or gardens will not be allowed.
- iii. Colourful or neon lighting is specifically not allowed.

3.1.4. Other Elements

- i. No Temporary structures are permitted anywhere on erf (e.g. Wendy houses, sheds, caravans, or carports).
- ii. All gazebos, pergolas, and lapas must adhere to the style of the home and the architectural style of the estate. All gazebos, pergolas, and lapas must be shown on building plan submissions and must be approved by the HOA.
- iii. All washing lines shall be screened entirely from view.

- iv. Signage and numbering on walls or houses shall be in accordance with the approved signage for the Estate any departure therefrom must be approved by the HOA- signage or numbering should be low-key and reserved in size and colour (Black to match the street signage).
- v. Pots and ornaments visible from outside any erf, are strongly discouraged.
- vi. Anything that, in the opinion of the HOA, adversely affected the aesthetics of the estate, will be required to be removed by the owner or will be removed by the HOA.
- vii. Elements controlled by the Architectural Design Manual
 - All Walls, Fencing and Gates.
 - All retaining structures.
 - Water Features and Swimming Pools.
 - Rain Harvesting tanks and equipment.

3.2. Road verges adjacent to residential erven

The estate's road verges will be landscaped as follows;

- Main Spine roads (Mount Vernon, Waterpear West & East and Coral Avenues)- will be planted with trees and "permanently" landscaped. Members are not entitled to alter the landscaping without the special permission of the HOA.
- Secondary roads (all Groves and Karee, Umdoni & Yellowwood Avenues)- will be planted with trees and covered with ground cover. Members are entitled to landscape, at their own cost, the road verge/s immediately adjacent to their erf with the maintenance thereof being the members responsibility.

All road verges will be irrigated by the HOA using both a non-potable and potable water supply.

The road verges are to be treated in accordance with the following guidelines.

3.2.1. Irrigation

Repairs to and linking up of the existing road verge irrigation system is for the owners account. The reconnection and repairs are to be done within 2 days from any damage having occurred. Should the repairs not be satisfactorily completed within the 2 day period the HOA will undertake the repairs and charge the member accordingly.

3.2.2. Planting & Maintenance

- i. All landscaping must comply with the approved **Plant List attached as Annexure A** which is primarily indigenous with the addition of plants associated with Cape vernacular architecture.
- ii. An application must be made before moving any estate trees, landscaping or street lighting.
- iii. Plant heights on verges must not exceed the front wall height. The planting against the wall should be the highest level.
- iv. No cobbles, rocks, gravel, pots, colourful ornaments, benches or any other "hard landscaping" may be installed on road verges.
- v. Any damage caused to the road verge will be repaired by the HOA and the costs thereof will be recovered from the member.

ANNEXURE A

PLANT LIST

A primarily indigenous plant list, with the addition of plants associated with Cape vernacular architecture, is proposed. All landscaping must adhere to the extensive approved plant list below.

Other indigenous plants, not listed, may be allowed if specifically approved by the HOA – such plants are to be indicated on the landscape plan requesting specific approval for the use thereof.

Shrubs 3-5/m²

Agapanthus africanus blue /white
 Agathosma capensis 'Paarl' - buchu
 Agathosma ciliaris - buchu
 Aloysia citrodora - lemon verbena
 Aristea major
 Barleria obtusa 'Blue' - bush violet
 Bauhinia galpinii - pride of the Cape
 Berzelia lanuginosa - button bush
 Carissa macrocarpa 'Green Carpet' - num num
 Cliffortia heterophylla - wild vine
 Coleonema album - confetti bush
 Coleonema pulchellum - confetti bush
 Chasmanthe aethiopica - cobra lily
 Dietes grandiflora - wild iris
 Diospyros glabra star apple
 Elegia tectorum 'Fishoek' - dekriet
 Elegia tectorum (large) - dekriet
 Erica gracilis
 Erica quadrangularis
 Erica verticillata
 Eriocephalus africanus - wild rosemary
 Felicia amelloides - blue daisy
 Felicia filifolia - blue daisy
 Halleria lucida - tree fuschia
 Leonotis leonorus - white wild dagga
 Leucospermum tottum - pink pincushion
 Limonium sp. - statice
 Lobostemon argenteus- pajama bush
 Lobostemon fruticosus - pajama bush
 Lobostemon montanus - pajama bush
 Metalasia muricata - blombos
 Myrsine africana - Cape myrtle
 Pelargonium sp - Geranium
 Plectranthus ecklonii 'Medley Wood' (shade) - spur flower
 Plumbago auriculata - blue leadwort
 Podalyria calyptrate - sweetpea bush

Podalyria sericea - sweet pea bush
 Polygala myrtifolia 'Glentana' - milkwort
 Protea repens - protea
 Salvia sp - wild sage
 Scabiosa africana - pincushion flower
 Searsia sp - taaibos
 Tecoma capensis Pink Blush - Cape honeysuckle

Groundcovers 5-7/m²

Aptenia cordifolia 'purple' - baby sun rose.
 Agapanthus nana 'Peter Pan' / miniature blue
 Agapanthus nana miniature white
 Agathosma sp. - buchu
 Arctotis white - white gousblom
 Arctotis pink - pink gousblom
 Aristea Africana - blue stars
 Asparagus densiflorus 'Mazeppa' - asparagus fern
 Barleria repens 'Purple Prince' - bush violet
 Crassula pellucida - trailing crassula
 Geranium incanum - carpet geranium
 Gazania - white treasure flower
 Gazania - pink treasure flower
 Helichrysum teretifolium - dune everlasting
 Juncus lomatoophyllus - common rush
 Lampranthus spectabilis 'Purple' - vygie
 Leonotis leonurus (white) - white wild dagga
 Origanum vulgare - origanum
 Osteospermum ecklonii - Cape daisy
 Osteospermum jucundum - Cape daisy
 Osteospermum pink- Cape daisy
 Pelargonium capitatum - rose scented geranium
 Plectranthus ciliates- spur flower
 Plectranthus saccatus- spur flower
 Plectranthus ecklonii - pink spur flower
 Pelargonium peltatum - ivy leaved geranium
 Plectranthus neochilus - lobster flower
 Ruschia macowanii- beach fig
 Santolina sp. - cotton lavender
 Scabiosa sp.- pinchshion flower
 Sutura cordata 'Blizzard' - trailing flox
 Thymus sp. - thyme

Bulbs 3-5/m²

Amaryllis belladonna - March lily
 Brunsvigia marginata - candelabra flower
 Chasmanthe aethiopica - cobra lily
 Watsonia pink - pink bugle lily
 Watsonia white - white bugle lily
 Watsonia salmon - salmon bugle lily
 Zantedeschia aethiopica - arum lily

Traditional Cape Plants (non invasive):

Hydrangea sp. - Christmas flower
 Iris evergreen blue bearded - iris
 Iris evergreen purple bearded - iris
 Lavandula sp - lavender
 Rosa sp. - roses
 Rosmarinus sp. - rosemary
 Vitis coignetiae - ornamented grapevine
 Vitis labrusca - catawba grape
 Vitis vinifera - non-fruiting grape

Aquatic and Marginal plants 3-5/m²

Aponogeton distachyos - Cape pond weed.
 Bulboschoenus maritimus - bayonet grass
 Calopsis paniculate - besemriet
 Carex clavate - swamp grass
 Cyperus textilis - basket grass
 Eragrostis sp - restio
 Ficinia nodosa - knotted club rush
 Isolepis cernua - fiberoptic plant
 Isolepis prolifer - vleigras
 Juncus effusus - soft rush
 Juncus lomatophyllus - fringe leaved rush
 Mariscus thunbergii - mariscus
 Nymphaea capensis (blue) - blue water lily
 Oxalis sp - suring
 Prionium serratum - palmiet
 Restio festuciformis - restio
 Schoenoplectus corymbosus - basket grass
 Scirpus nodosus- vlei rush
 Sparaxis bulbifera - harlequin flower
 Spiloxene capensis - water star
 Thamnochortus insignis - dekriet
 Wachendorfia paniculate - butterfly lily
 Zantedeschia aethiopica - arum lily

Climbing Plants

Asparagus falcatus - climbing wild asparagus
 Jasminum multipartitum - jasmine
 Rhoicissus tomentosa - wild grape
 Rosa multiflora carnea - roses
 Trachelospermum jasminoides - star jasmine
 Vitis coignetiae - ornamental vine
 Vitis vinifera - non fruiting vine

Hedge Species 3-5/LM

Coleonema sp - confetti bush
 Dodonaea angustifolia - sand olive- green form only
 Plumbago auriculata Cape leadwort

Rosmarinis officinalis – rosemary - upright form
 Searsia crenata - rhus
 Syzigium paniculatum - brush cherry
 Syzygium 'Globulum' - compact brush cherry
 Tecoma capensis 'Pink blush' - Cape honeysuckle

Lawn and grasses

Cynodon dactylon - fynkweek
 Stenotaphrum secundatum - buffalo grass

Tree Species (to be planted at 100L size)

Brabejum stellatifolium (wild almond)
 Celtis sinensis/Africana (stinkwood)
 Cunonia capensis - butterspoon tree
 Cupressus sempervirens 'stricta' - Italian cypress
 Curtisia dentata - assegai
 Erythrina sp (away from structures on site) - coral tree
 Euclea racemose - dune guarri
 Ficus natalensis (Natal fig) - note: large tree with invasive roots.
 Harpephyllum caffrum - wild plum
 Ilex mitis - Cape holly
 Kiggelaria Africana - wild peach
 Laurus nobilis - laurel
 Liquidambar styraciflua - liquidambar
 Maytenus oleoides - false candlewood
 Nuxia floribunda - forest elder
 Olea europaea subsp. Africana - wild olive
 Platanus acerifolia - plane tree
 Pterocelastrus tricuspidatus - candle wood
 Quercus cerris
 Quercus nigra
 Rapanea melanophloeos (Cape beech)
 Salix mucronata (Cape willow)
 Searsia chirindensis - wild currant
 Sideroxylon inerme - milkwood
 Syzygium cordatum - water berry
 Syzygium guineense - water pear

Fruit Trees

Apples
 Almonds
 Citrus
 Fig
 Olives
 Pears
 Pomegranates
 Quince
 Pecan nuts

Plants/Trees expressly not allowed on site:

Acalypha or “tropical” plants
Any Invasive alien weeds or invader plants
Bamboo
Bananas
Conifers
Cypresses (other than cypress sempervirens ‘stricta’)
Cactuses/agaves
Flaxes
Invasive trees
Nandina domestica (sacred bamboo)
Palm trees
Phormiums
Strelitzia Nicolai (wild banana)
Thorn trees
Tree aloes