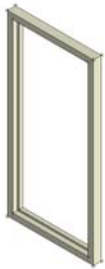


5. Windows

- 5.1. Window frames must either be in timber, anodized / powder-coated aluminum and must be in terms of the prescribed colour range. (Refer to annexure A)
- 5.2. Window frame colour must be consistent throughout each house.
- 5.3. More substantial window frame profiles are encouraged. (minimum 45mm x 65mm)
- 5.4. Large openings must be protected from sun and rain by large overhangs, sliding shutters and/or pergolas.
- 5.5. Where opaque glass is required, this should be plain frosted glass and not patterned.
- 5.6. Irregularly shaped windows are not permitted.
- 5.7. No steel window frames or pre-cast concrete window systems may be used.
- 5.8. Reflective or colored glazing is not allowed.
- 5.9. No external burglar bars are permitted.
- 5.10. No "Cottage Pane" style windows are permitted.
- 5.11. No arched openings are permitted.
- 5.12. Ornate decorative mouldings are not permitted.
- 5.13. Glazed roof lights are permitted in flat concrete roofs provided they are not pyramid or dome type.
- 5.14. All glass sizes to conform to SABS 0400 –1990 Part N Glazing Regulations.

PERMITTED



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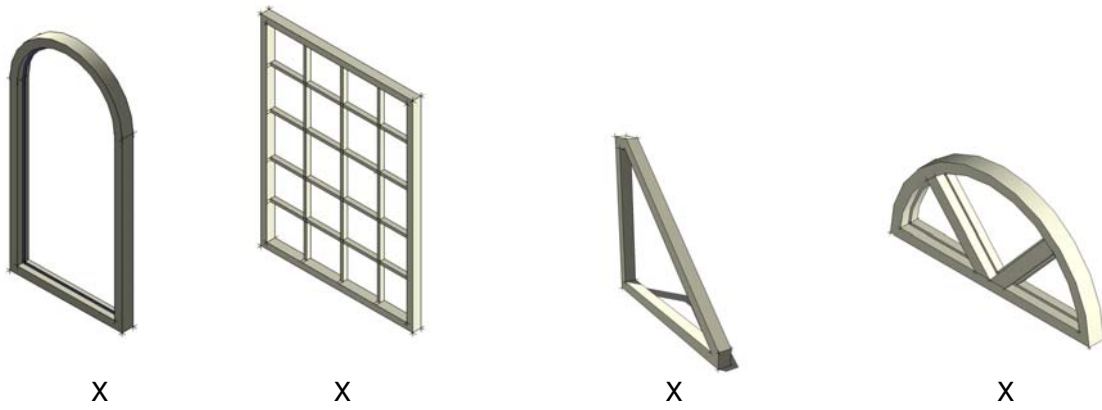
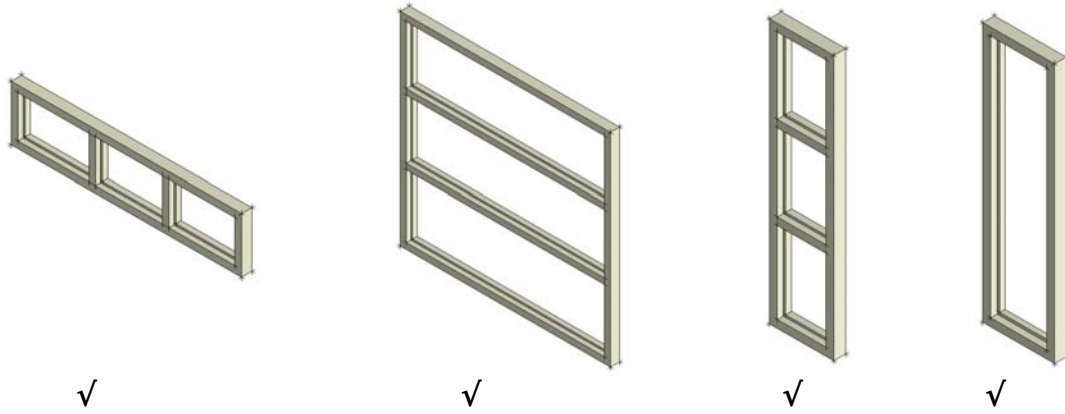


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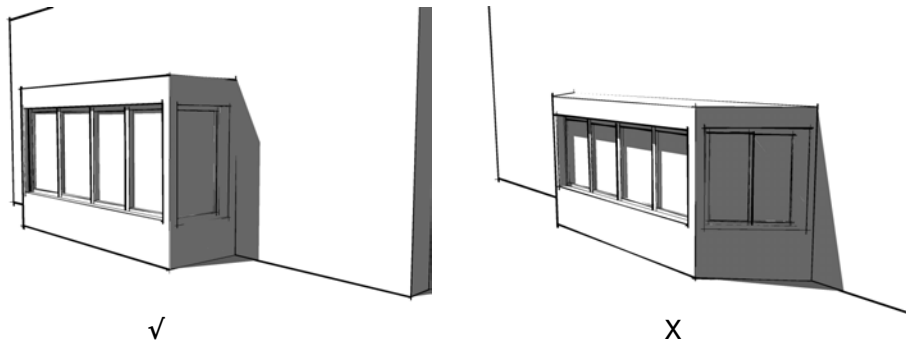


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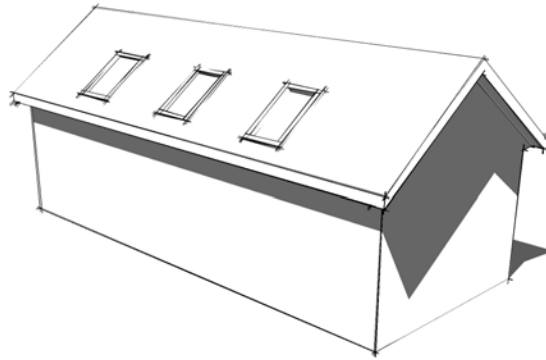




5.15. Only rectangular bay windows are permitted.



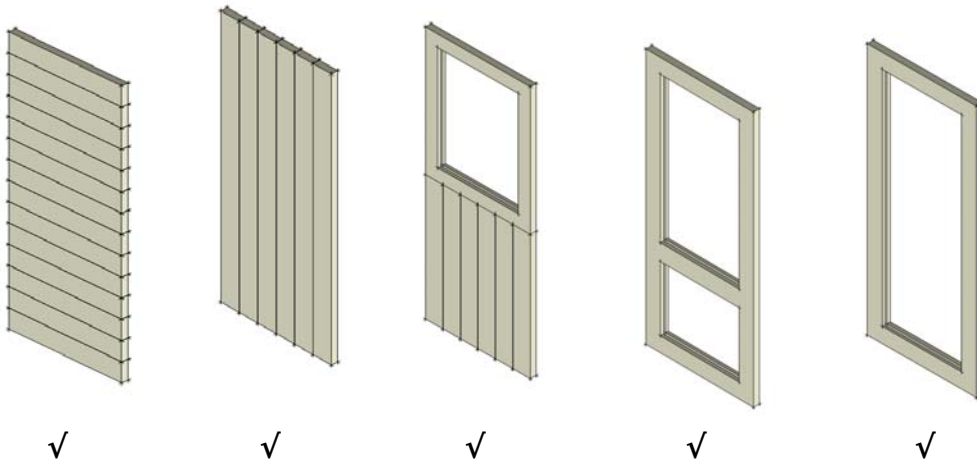
- 5.16. Roof lights are to be set into the plane of the roof and must be of uniform size when used in the same roof plane.

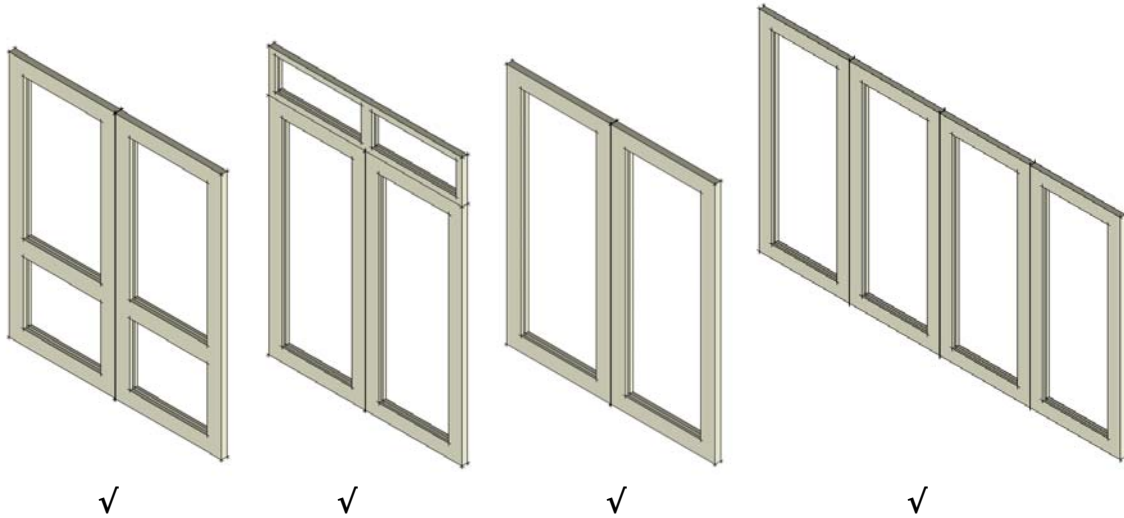


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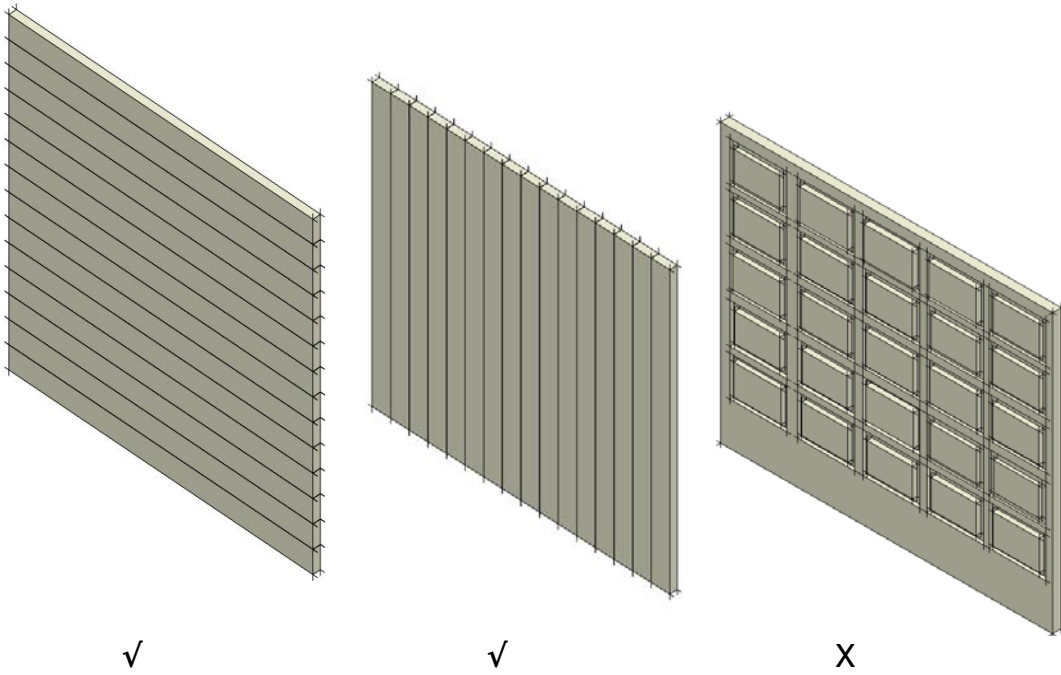
6. Doors

- 6.1. Doors and door-frames must be in natural timber or aluminum and must be finished in terms of the prescribed colour range. (Refer to Annexure A)
- 6.2. Door and window frame colour must be consistent throughout the exterior of each house.
- 6.3. Ornate carved doors are not allowed
- 6.4. No external metal security gates permitted.
- 6.5. No irregular shaped, or round arched openings are permitted.



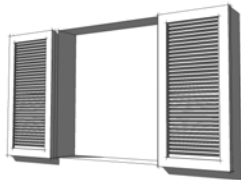


- 6.6. Garage door colour to match windows and doors of house.
- 6.7. Ornate paneled garage doors are discouraged. Vertical or horizontal slatted doors are encouraged.
- 6.8. Maximum width for single garage door is 2440mm and double door is 4480mm.
- 6.9. Only two single or one double garage door permitted on one plane. The additional door should be on a recessed façade.

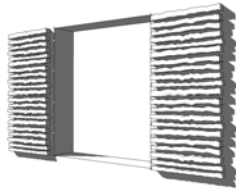


7. Shutters

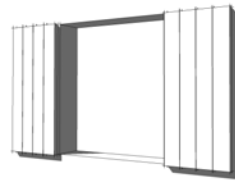
- 7.1. Shutters may be used for sun control and/or privacy and must be functional. No fake or cottage type shutters may be used.
- 7.2. Shutters must be in timber with natural finish (not painted)
- 7.3. Shutters must be rectilinear in form.



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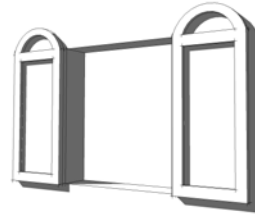
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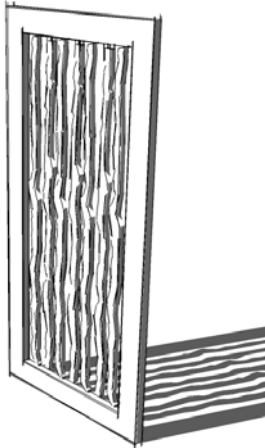
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8. Gates and Screens

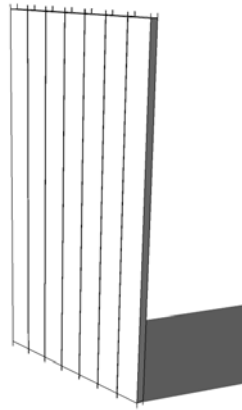
- 8.1. Gates and screens must be finished in either slatted hardwood or natural "latte"
- 8.2. Hardwood must have vertical or horizontal patterns only and must be in natural timber finish
- 8.3. No decorative wrought iron/cast aluminum gates or screens are permitted
- 8.4. Screen wall elements not exceeding 1,8m in height may be used for screening of pools, patios etc. but must be designed as part of the garden and landscaping design and must be approved as part of the overall planning submission.
- 8.5. Masonry screen walls should be the same finish and colour as the house.
- 8.6. Split pole & "latte" and post are encouraged as screening material.



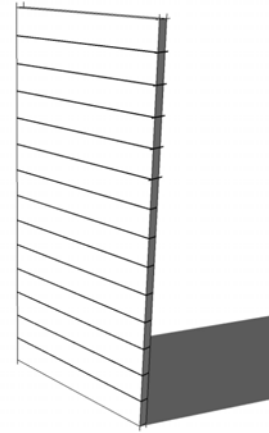
Typical Gates / Screens



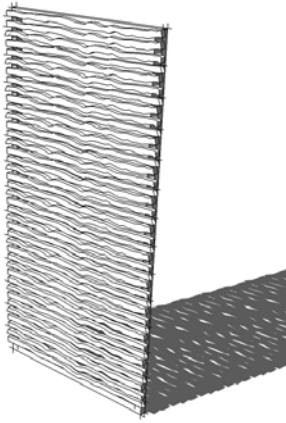
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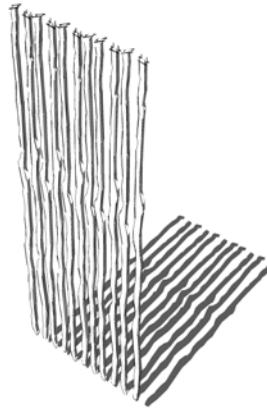
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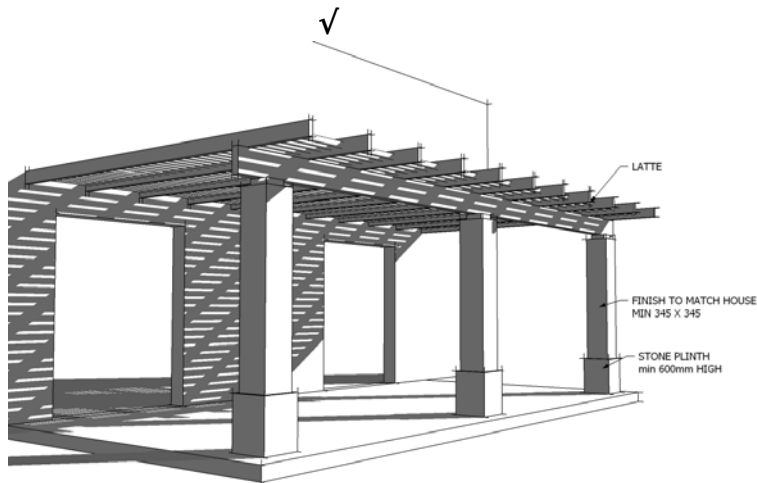
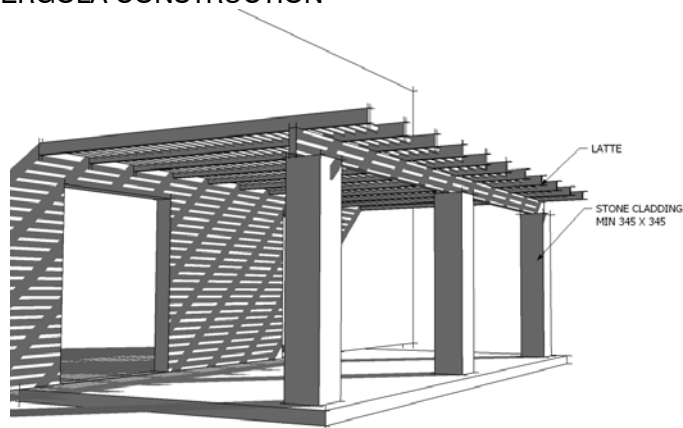
9. Pergolas and Verandahs

- 9.1. The use of pergolas and verandahs is essential in softening the edges of the buildings facing on the golf course, street and public open space.
- 9.2. Dimensions and proportions of verandahs and pergolas are dealt with in the chapter relating to the built form.
- 9.3. Pergolas must be constructed in natural hardwood and supported on either timber, plastered brick or natural stone columns with galvanized (painted) or steel brackets.
- 9.4. Rafter size may not be less than 150mm x 50mm.

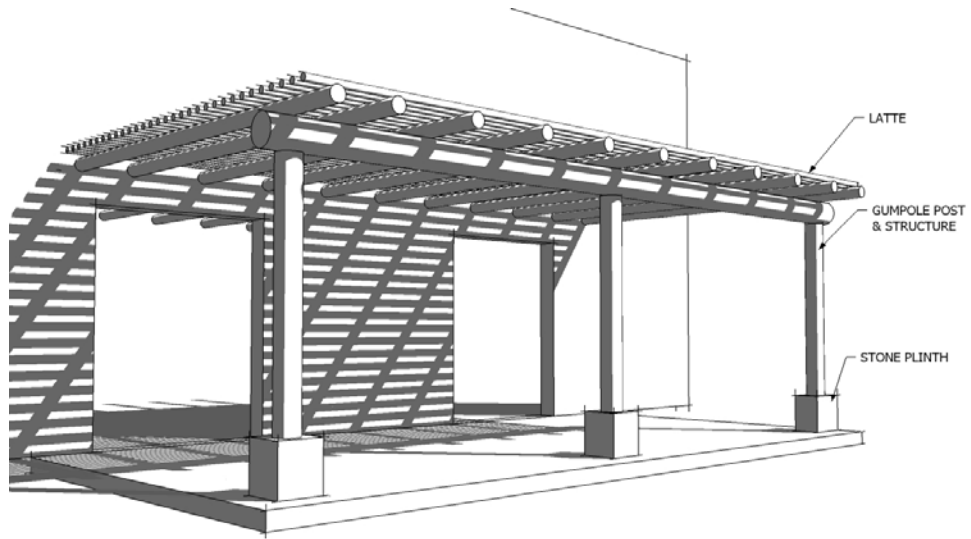


- 9.5. Plastered brick or stone columns may not be less than 345 mm squared and are limited to the ground floor only.
- 9.6. Timber posts may be double or single with a minimum total section of 150mm x 150mm.
- 9.7. Support columns may be constructed of masonry or stone base and timber post above.
- 9.8. Timber to be finished as natural, clear or stained
- 9.9. Masonry to be finished as per the main house.
- 9.10. No pre-cast, cast iron or circular columns are permitted.
- 9.11. No ornate "broekie lace" detail is permitted.
- 9.12. No brightly coloured or striped canvas shading is permitted.
- 9.13. Screens of slats, dowels, or "latte" are encouraged.
- 9.14. Terraced timber decks extending past the building façade are encouraged.
- 9.15. Natural timber (i.e. not milled or sawed) is allowed as posts and beams but not as cladding.

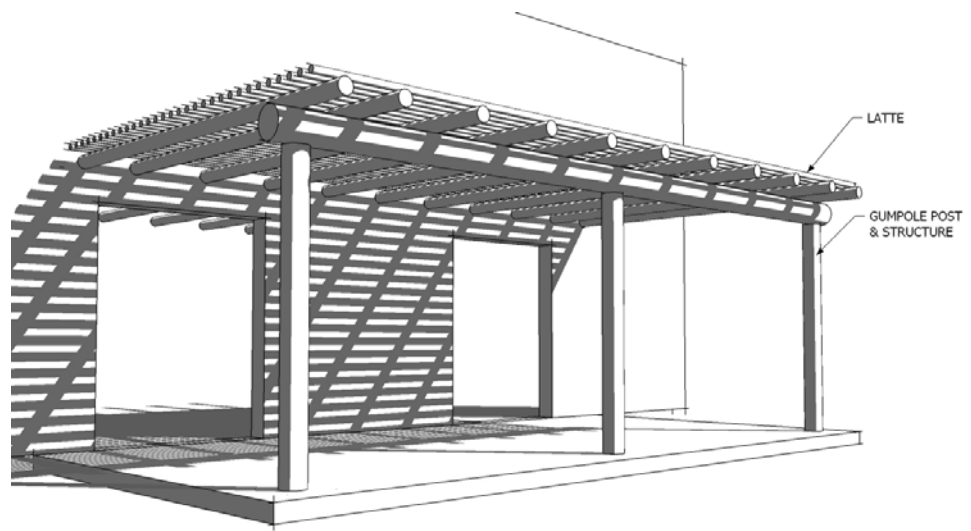
TYPICAL PERGOLA CONSTRUCTION



typical pergola - continued



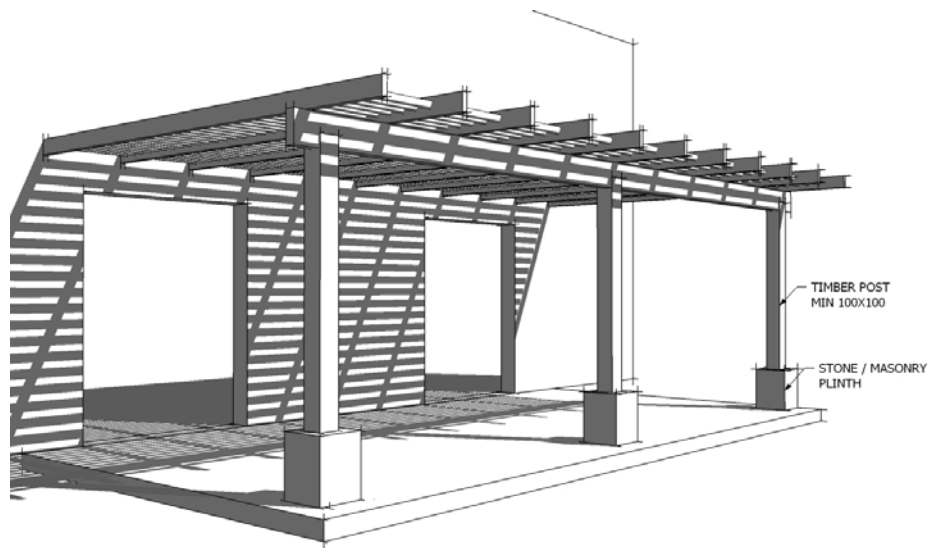
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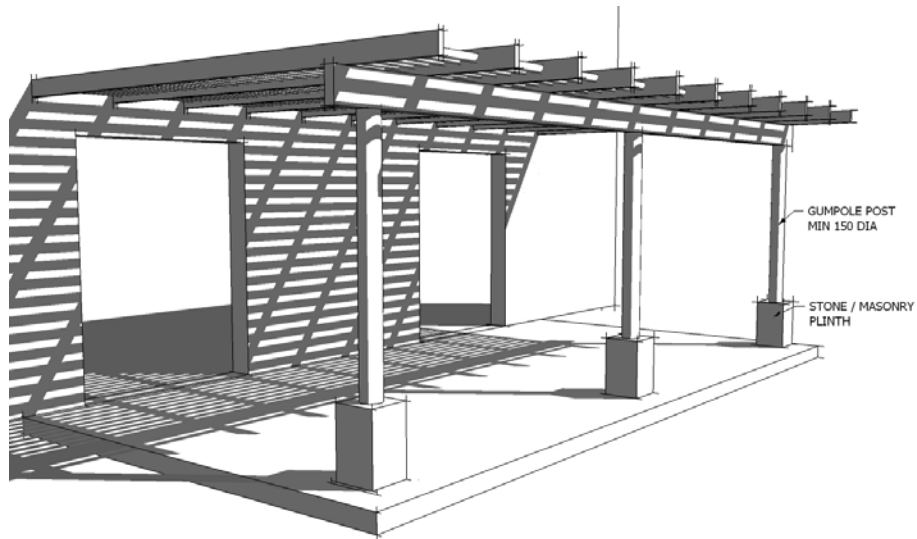
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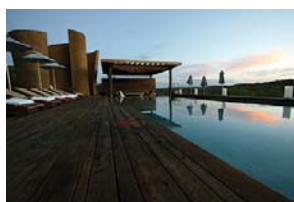
typical pergola - continued



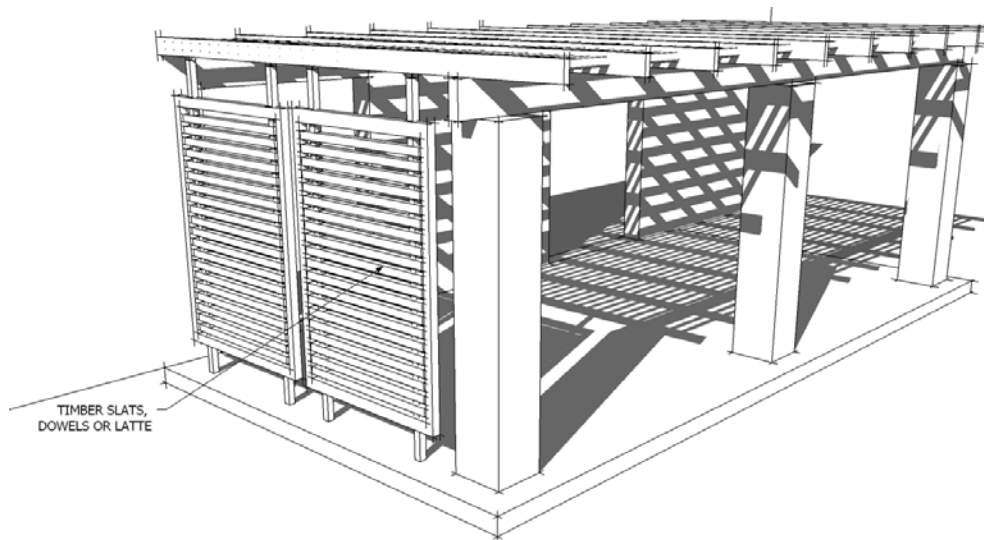
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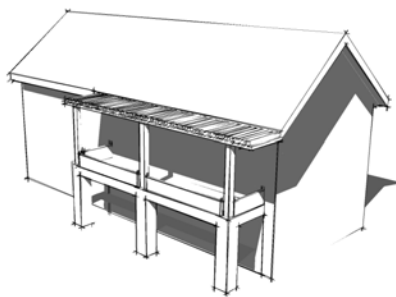


TYPICAL VERANDAH SCREEN

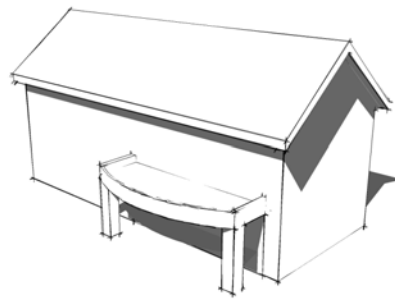


10. Balconies

- 10.1. It is encouraged that balconies be positioned to face the street or open space, and not address an adjacent residential site. A balcony addressing an adjacent dwelling will be judged on its merit and approval will be at the discretion of the design review committee.
- 10.2. Balcony roofs, if applicable, must be similar in character with the main house roof or follow the requirements for verandahs and pergolas.
- 10.3. Balconies may be treated as roof terraces or supported in a similar fashion specified for verandahs and pergolas.
- 10.4. Balconies must be rectilinear in plan form.
- 10.5. Pergolas to balconies at first floor and loft level must be in timber.



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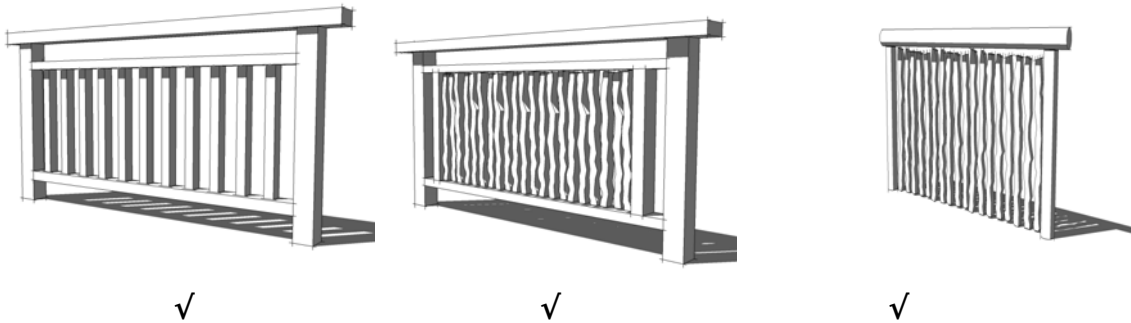


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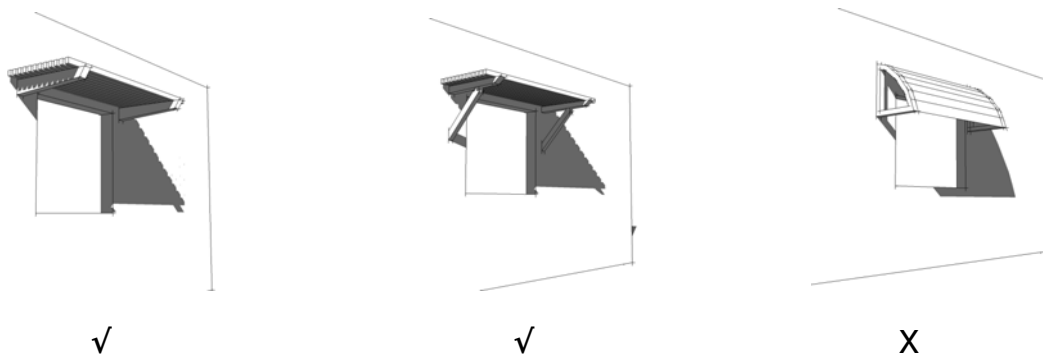
11. Balustrades

- 11.1. Balcony and verandah balustrades must be in keeping with the architecture of the house, and must either be in natural or stained hardwood, wrought iron metal, galvanized or powder coated aluminium all to comply with approved colours.
- 11.2. Regular type patterns as per examples are encouraged.



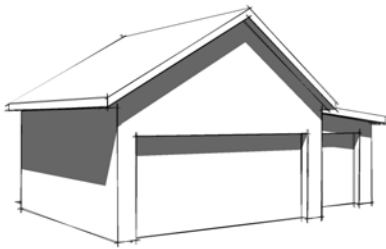
12. Awnings

- 12.1. Shade devices should form an integral part of the building's architecture and should become an important architectural feature.
- 12.2. Sun control to openings shall be by means of pergolas, wide roof overhangs, shutters, planting or specified horizontal solar shading devices.
- 12.3. No pre manufactured clip-on aluminum or canvas awning systems may be used over windows or doors.
- 12.4. Specifically designed horizontal solar shading comprising of hardwood louvers / slats or dowels set in cantilevered hardwood/aluminium/steel construction is encouraged but will be subject to design review committee. Colours to be natural or stained timber (Refer to sketch for preferred typical design)

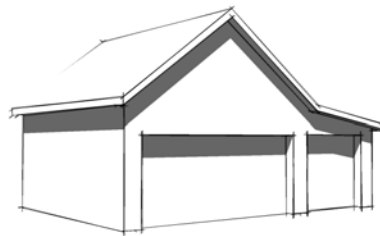


13. Garages

- 13.1. Parking for a minimum of three motor vehicles on each erf is required. (Including garage parking)
- 13.2. Garage doors are dealt with under guidelines for Doors.
- 13.3. Design treatment of garages should match the main structure of the house in style, elevation and material use.
- 13.4. It is encouraged that garages be treated as a separate building mass on the site and are linked to the main house by a wall, pergola or covered walkway.
- 13.5. Prefabricated garage units are not permitted.
- 13.6. Should the garage doors be orientated towards the street, it is encouraged that the doors are set back under a pergola
- 13.7. Garage door colour to match windows and doors of house.
- 13.8. No triple garages are allowed



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14. Carports

- 14.1. Single or double carports are permitted.
- 14.2. Carports must have similar finishes as specified for pergolas and verandahs and must be considered as part of the overall design employing similar architectural treatment to the main structure.
- 14.3. Supports must either be in timber, brick or natural local stone columns as per specifications for pergolas and verandahs. The sides may be slatted, or treated as “# 12. Screen walls”.
- 14.4. Prefabricated carport systems or temporary structures are not permitted.

15. Outbuildings

- 15.1. Similar design criteria as those for garages are applicable to outbuildings.
- 15.2. Staff accommodation should open into an enclosed/gated courtyard or screened area.



16. Outdoor living / “Lapas”

- 16.1. Materials and finishes must match those of the house, pergola or verandah.
- 16.2. The design of all outdoor structures and lapa need to be submitted for approval. Any plans for outside living / lapa areas are subject to design review committee, and must follow the guidelines with regards to form and materials. These include areas built after the original construction has been approved or completed.

17. Yards

- 17.1. Kitchen areas should open onto screened yards.
- 17.2. Kitchen yards must have access to the street and accommodate garbage bins, wash lines and gas containers.
- 17.3. Walls should be similar to the basic materials and colours of the building and be 1.8m in height.

18. Plant and Equipment

- 18.1. Pool pumps and filtration systems may not be visible from surrounding roads, neighbours, open spaces or golf course. Pump and filtration units must be hidden behind a stone, masonry or timber screens. Backwash pipes must be connected directly to the site’s sewerage system. Position of this plant must be indicated on drawing submission and approved by HOA.
- 18.2. Sewer and vent pipes must be concealed in ducting or hidden by means of approved screening devices / walls.
- 18.3. Air conditioning plant must be installed at ground level and must be screened from view. Window mounted units are not permitted.
- 18.4. Solar heating panels, if used, should be incorporated into the building and form part of the basic structure.
- 18.5. TV aerials, satellite dishes and other such items must form part of the basic structure and are to be positioned below the eaves line. The position of such items is to be indicated on drawings and approved by H.O.A.

19. Lighting

- 19.1. The light source to all external lighting (excepting under covered patio or gazebo roofs), wall mounted or otherwise, may not be more than 1m above natural ground level and may not shine onto adjacent properties and be directly visible from the street or Clubhouse.
- 19.2. The intention is that all site lighting will be subdued and indirect allowing critical areas to be illuminated in a subtle fashion without the actual source being exposed.
- 19.3. No external flood lighting is permitted.
- 19.4. No coloured lighting is permitted.



20. Swimming pools

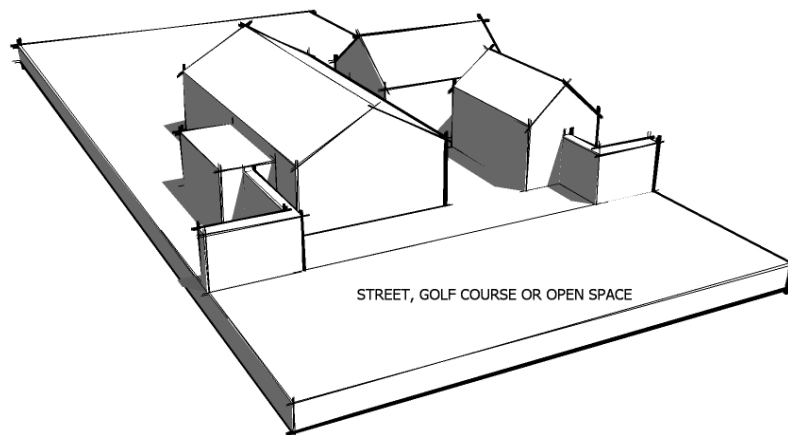
- 20.1. Pool safety requirements must be met and comply with relevant SABS and local authority codes.
- 20.2. Safety fences must be painted black - see colour specified in prescribed colour range
- 20.3. Portable pools are not permitted.
- 20.4. Colour to be approved by HOA.

21. Signage

- 21.1. Signage is to be as specified in terms of colour, size and font in Annexure B.
- 21.2. Signage to be applied to predetermined position on boundary wall as per standard design, or on building wall. No free standing individual postboxes permitted.

22. Boundary Walls

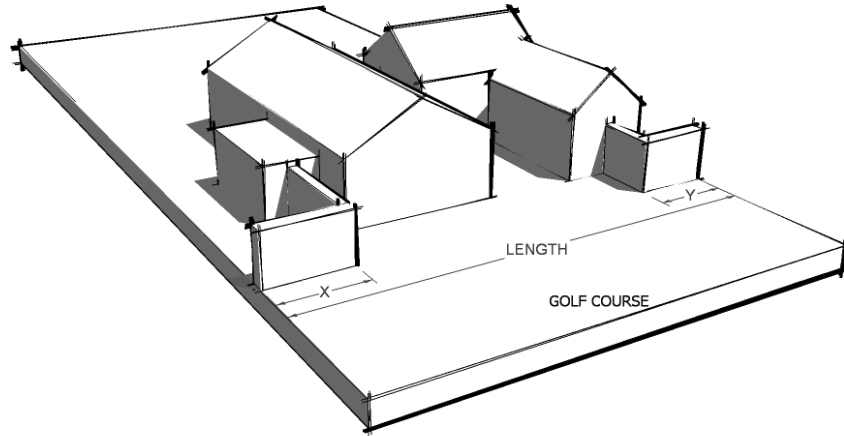
- 22.1. Fencing on the street boundary is discouraged. It is encouraged to use bermed landscaping and/or the structure of the buildings to create privacy and enclosure.
- 22.2. Boundary walls to be max 1500mm high unless part of a screen wall element.
- 22.3. It is encouraged that the “dwelling” forms the bulk of portion of the boundary walls that face onto streets, golf course or open public spaces.



Encouraged

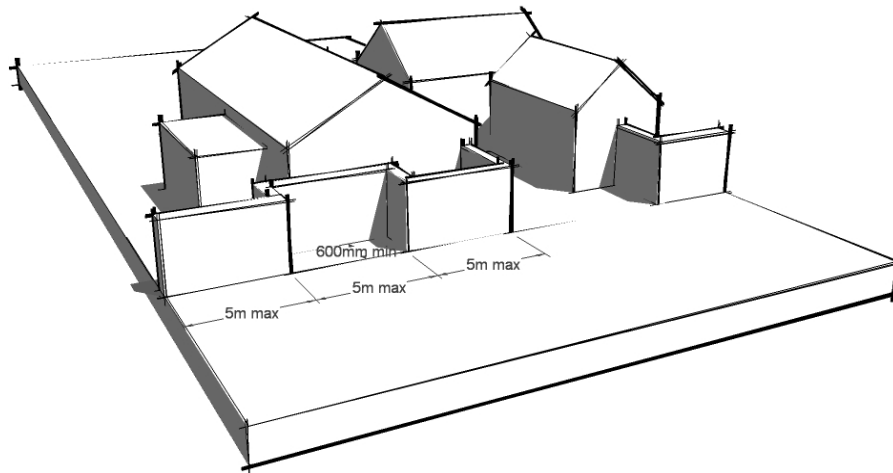


22.4. On boundaries facing the golf course, street or public open space, the total length of boundary wall in relation to that boundary "length" needs to be less than 30%.

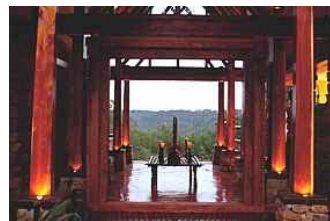
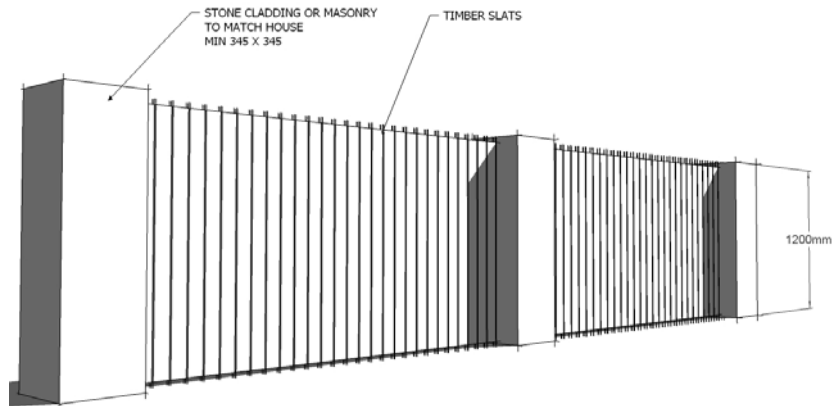
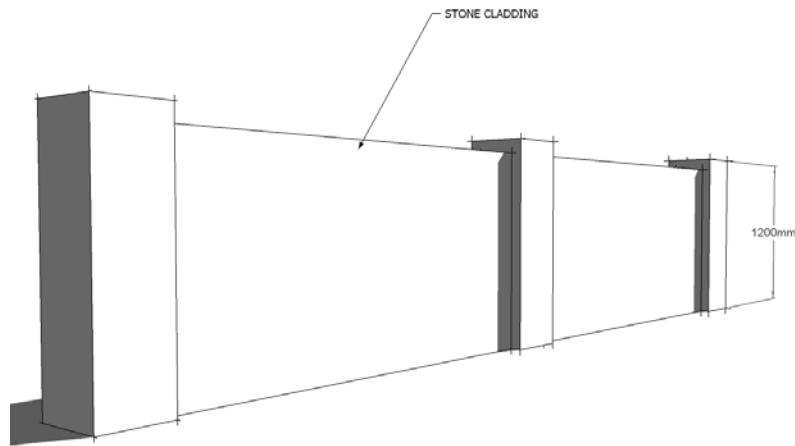
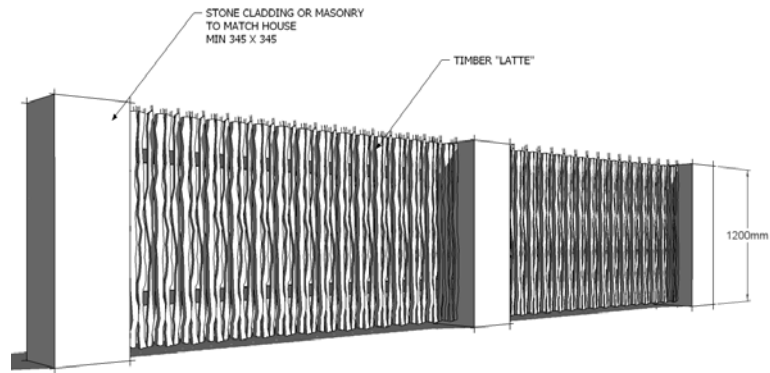


$$X+Y < \text{or} = 30\% \text{LENGTH}$$

22.5. The length of wall directly on the street, golf course and open spaces boundary is limited to 5m, thereafter a setback of 600mm is required. Each setback portion of the wall is limited to a length of 5m. It is encouraged that vegetation/plants be grown in the setbacks.



22.6. Typical permitted boundary wall construction is specified in the following diagrams.



boundary walls continued...

