



ARCHITECTURAL & DEVELOPMENT RULES

FOR COPPERLEAF COUNTRY ESTATE

REVISION NUMBER AND DATE

Revision 0: 1 April 2011, Revision 1: 19 April 2011, Revision 2: 1 June 2012



THE ELS CLUB



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1 SPATIAL ASPECTS

1.1 STREET INTERFACE AND BUILDING ALIGNMENT

All buildings situated on regular rectangular erven must be aligned parallel or perpendicular in relation to the street they gain vehicular access from, this may be relaxed to allow the orientation of the building to comply with the building regulations as contained in SANS 10400. The requirement does not apply to panhandle and irregular shaped erven on which buildings shall be positioned in terms of the specific requirements of the design review committee. Garages need not be connected if the erf topography dictates that it is preferable not to do so.

Recommendation:

- In order to define an intimate street scale, it is recommended that buildings are positioned as close to the street building line as possible.

1.2 PUBLIC OPEN SPACE AND GOLF COURSE INTERFACE BUILDING LINES

Refer to the sketches for all building lines and prescribed landscaping zones

Recommendation:

- In order to create a seamless sense of landscaping between the golf course and erven flanking the course it is highly recommended that no boundary walls are built between the two.

1.3 SERVITUDES AND OTHER BUILDING LINES

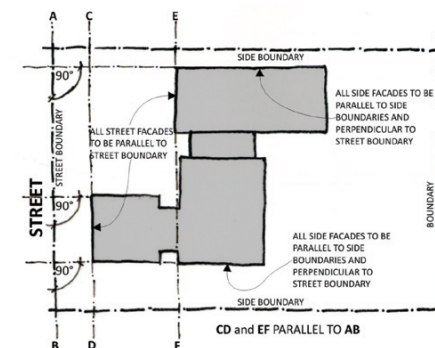
Erven 407-438, 838-853, 895-903, 1470-1472 and 1527-1536 16m rear boundary

Recommendation:

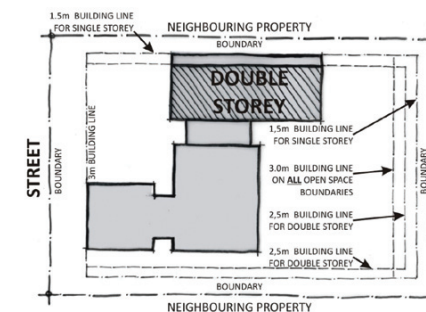
It is the responsibility of each owner and architect to obtain and peruse the following documents thoroughly before commencing any design work

- Title Deed – this may differ from erven to erven and will outline servitudes specific to each erven.
- Sewer Slip – this indicates where each erven connects into the estate’s sewer network and will also indicate existing sewer lines running along erven boundaries, which will require different building lines
- Zoning certificate – will outline any other restrictions pertaining to each erven

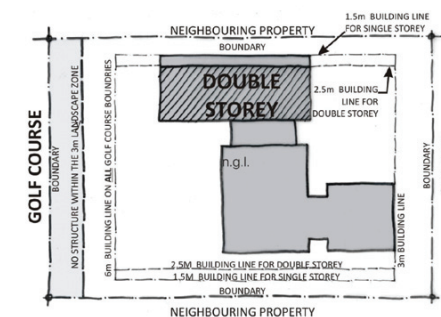
All of the above documents are easily obtainable from the local authority



STREET INTERFACE AND ALIGNMENT



BUILDING LINES (TYPICAL AND BUILDING LINES (TYPICAL AND GOLF COURSE ERVEN) OPEN SPACE ERVEN)



BUILDING LINES (TYPICAL AND GOLF COURSE ERVEN)



1.4 COVERAGE

The maximum coverage of all roofed buildings is 50% or as indicated on the zoning certificate from the local authority.

The following will be included in the maximum coverage percentage:

- Covered veranda's and patios
- Garages and domestic quarters
- Conservatories

1.5 SCALE AND PROPORTION

The architectural language of the estate is intended to be well-proportioned and of human scale thereby avoiding unnecessarily large building masses and forms. To achieve this large building masses should be avoided by breaking it up into smaller well defined components that are separately roofed.

- The minimum size of any dwelling including out building and garages shall not be less than 150m²

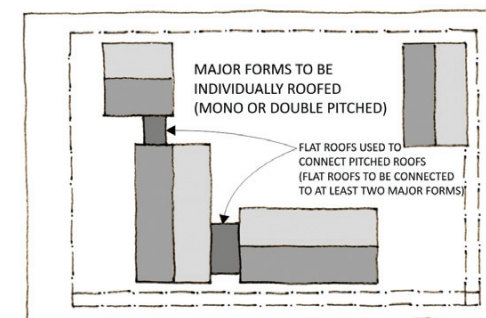
1.5.1 PLAN FORMS

1.5.1.1 Major plan forms:

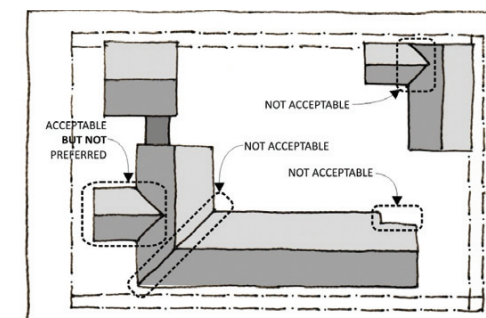
- Shall be rectangular with double pitched or floating mono pitch roofs.
- Shall be a minimum of 4.0m wide.
- Shall be a minimum of 6.0m long.

1.5.1.2 Minor plan forms:

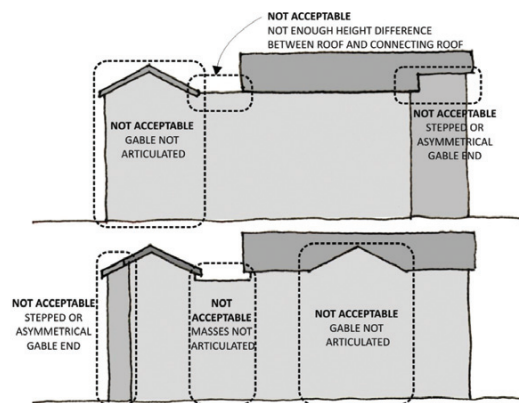
- Shall be rectangular.
- They refer to lean-to's, concrete flat roofs and pergolas.



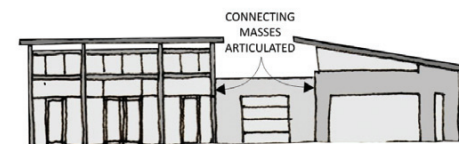
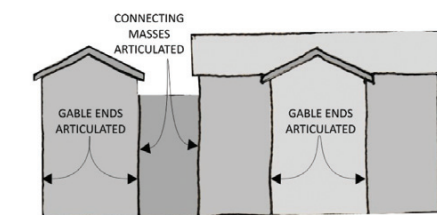
PREFERRED TYPICAL ROOF PLANS



UNACCEPTABLE ROOF PLAN LAYOUTS



UNACCEPTABLE GABLE END AND MASS ARTICULATION



ACCEPTABLE GABLE AND UNACCEPTABLE GABLE END AND MASS ARTICULATION MASS ARTICULATION



1.6 HEIGHT RESTRICTIONS

All buildings are limited to double storey and all elements (excluding chimneys) must fall within the 9.0m height restriction.

Definitions as per the Town Planning Scheme of 23 April 2008:

Storey: Means that part of a building which is situated between the top of any floor and the top of the floor above it or if there is no floor above it, that portion between such floor and the ceiling above it (any mezzanine floor, open work floor, catwalk or gallery) being taken to be part of the storey in which it is situated.

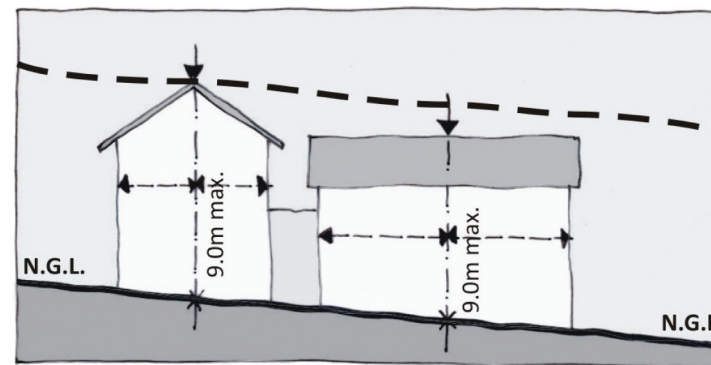
Loft: Means a storey in the roof of a building which can be used for the same purposes as the other storeys in the same building and which shall be calculated as gross floor area and height in terms of the relevant clause.

Mezzanine Floor: Means any mezzanine floor the area of which does not exceed 25% of the floor area below it.

- The height of the any floor shall be limited to 1.2m above the original natural ground level.
- No backfilling or cutting will be allowed against any boundary perimeter wall of the estate.

i Recommendation:

It is recommended that cut and fill exercises are performed to keep ground floor levels as low as possible. If cut and fill is not considered as a feasible option then the building should be stepped in levels to follow the contour of the erf.



HEIGHT RESTRICTION



2 ARCHITECTURAL CHARACTER

2.1 BUILDING FORM

Buildings should be isolated, simple geometrical forms. Careful consideration must be given to the scale, position and articulation of buildings and the architecture must be seen as an additive one where a series of rectangular plan form elements are connected rather than a monolithic sculptured architecture.

2.1.1 ROOF FORMS:

Only one of the two following styles may be used on one erf

2.1.1.1 Double pitch roofs

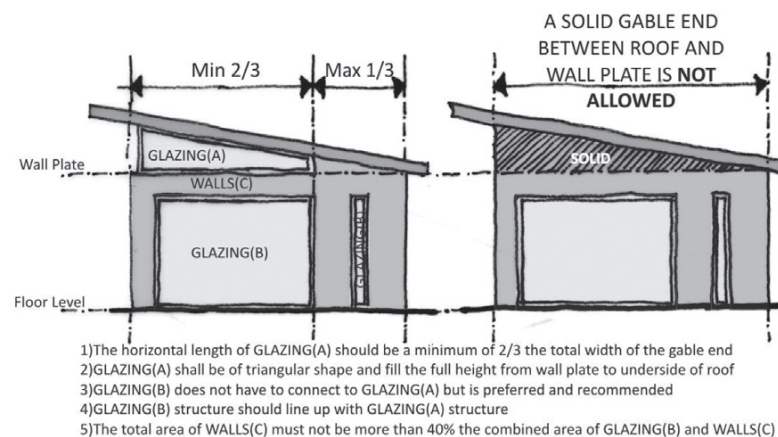
- Double pitch: 17.5° to 45°
- Lean-to roof pitch: 5 to 15°
- Major plan forms must be individually roofed and connected with secondary flat roofs.
- Concrete flat roofs must be attached to at least two major plan forms
- All roofs over major plan forms must be double pitched with a gable end with no parapets
- Lean-to's and pergolas must be attached to at least one major plan form.
- No hipped end roofs are permitted

2.1.1.2 Modern mono pitch style

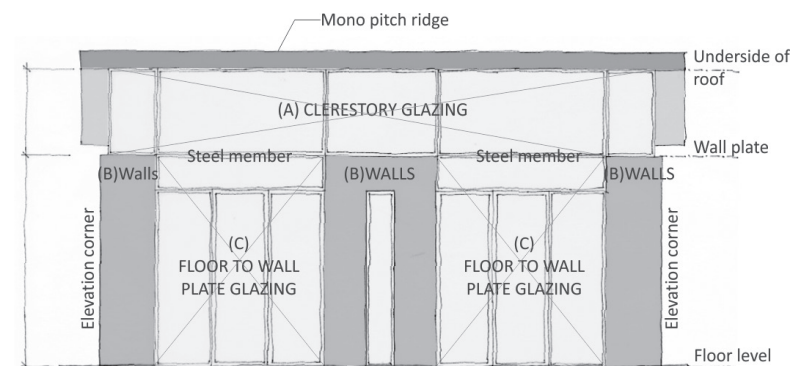
- Mono roof pitch: 5° to 10°
- Lean-to roof pitch: 5° to 10°
- Major plan forms must be individually roofed and connected with secondary flat roofs.
- All roofs over major plan forms must be mono pitched
- Lean-to's and pergolas must be attached to at least one major plan form.
- Refer to the sketches for acceptable massing and fenestration above and below wall plate

i Recommendation: An abundant use of steel and glass is recommended to give the structure a sense of lightness and modernism as intended by the use of this style.

i Recommendation: The intent of the modern mono pitch style is to have the glass from the gable end to wrap around to the front and connect to the glazing above wall plate and virtually no solid structure.



SIDE VIEW GABLE END VIEW OF MONO PITCH ROOF



RIDGE SIDE VIEW OF MONO PITCH ROOF



2.1.2 ROOF MATERIALS:

The following roof materials and finishes or similar approved by the design review committee can be used in single form but not combined.

Product Prescribed colour selection/s

Marley Modern (Flat profile or raked) M22 Slate(Flat) or Rustic Terracota(Raked)

Marley Monarch M22 Terracota

Slate Silver Blue

Corrugated Chromadek (Kalahari Red, Dove Grey or Dark Dolphin)

Kliplok Chromadek (Kalahari Red, Dove Grey or Dark Dolphin)

Rheinzink RHEINZINK®-“Preweathered pro graphite-grey”

2.1.3 EAVES PARAPETS AND GUTTERS

2.1.3.1 Eaves:

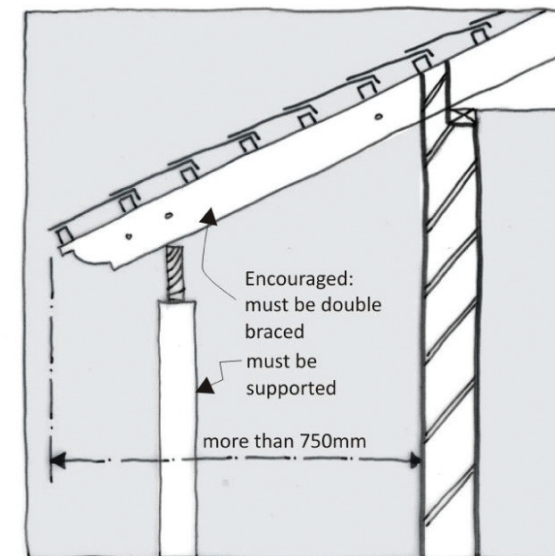
- Wide eaves are encouraged but where the overhangs exceed 750mm, then it must be supported by either a designed wall mount sprocket or beam and column system and it is encouraged to have double braced rafter ends with a packer piece.
- The minimum eaves overhang shall be 300mm

2.1.3.2 Parapets:

Parapet walls may not project more than 595mm above the concrete slab it surrounds

2.1.3.3 Gutters and downpipes:

Gutters must be coloured to match the colour palette of the building. No visible PVC rainwater discharge system will be allowed



LARGE EAVE OVERHANG DETAILS



3 ARCHITECTURAL ELEMENTS

3.1.1 WINDOWS

Square windows are limited to a maximum of 1000mm x 1000mm. The use of square windows in horizontal rows is highly discouraged and will only be allowed at the discretion of the design review committee. Window styling should generally be consistent throughout and have an architectural look and feel regarding arrangements on all elevations. The figures shown on this page refer to the good practise in aligning and positioning windows on elevations.

3.1.1.1 Double pitch roofed buildings

Window openings are more of the traditional punch-hole type and should preferably have vertical proportions except in the case of sliding doors and fold back stacking doors.

3.1.1.2 Modern Mono pitch buildings

Large glazing areas typical of this style must be framed with structural steel elements. Window sizes and proportions should make architectural sense and will be reviewed at the discretion of the review committee.

3.1.1.3 General window design parameters:

- Taller at ground floor and shorter at first floor and aligned vertically
- Placed minimum 460mm from corners(excluding corner windows)
- Spaced minimum 460mm apart in a horizontal plane

3.1.1.4 Sliding doors/windows and fold back stacking doors/windows design parameters:

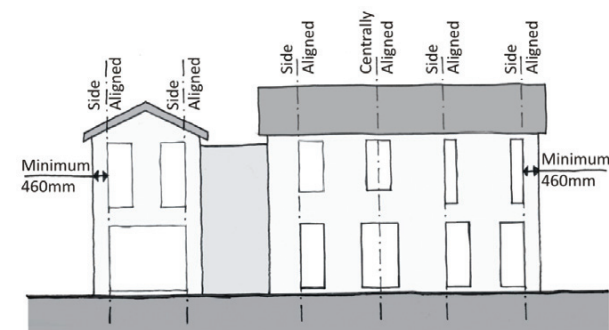
- Recessed by a minimum 750mm or located behind covered areas and or pergolas as indicated in the sketches in this document

3.1.1.5 Horizontal windows will only be considered if:

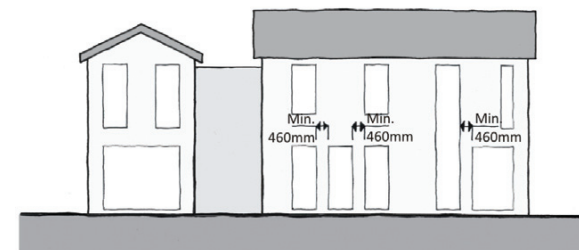
- Complying with the sketches as indicated on this page(excluding sliding windows. See 3.1.1.4)

3.1.1.6 Prohibited window types and finishes:

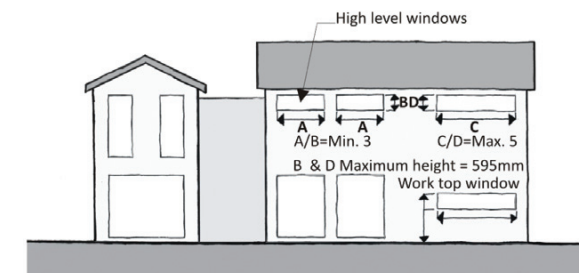
- Cottage pane
- Glass blocks
- Arched windows
- "Windblocks"
- Reflective/mirror glass
- External burglar bars and/or "Maxidor"/"Trellidor" type sliding gates



WINDOW ALIGNMENTS & MINIMUM DISTANCE FROM CORNERS



MINIMUM SPACING BETWEEN WINDOWS



HORIZONTAL WINDOW RATIO AND VERTICAL PLACEMENT



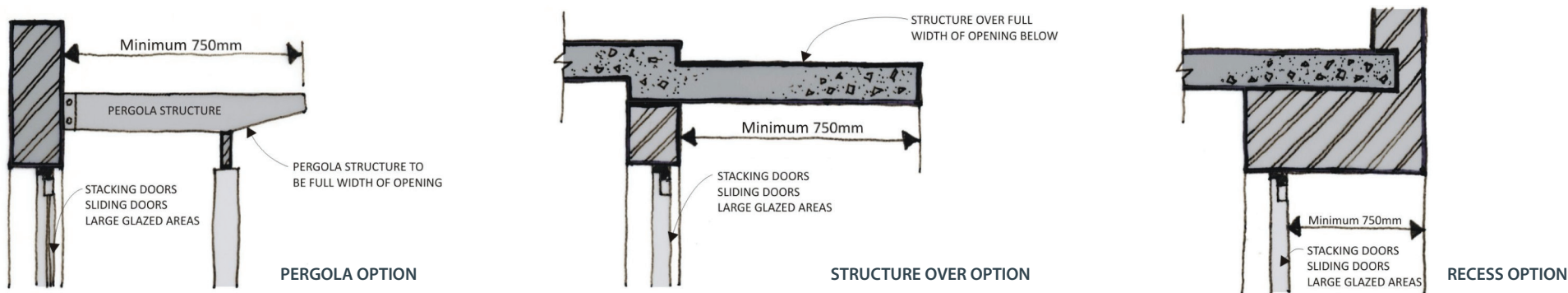
3.1.1.7 Windows finishes:

- Any non metallic grey to black colour and non metallic brown colour
- Aluminium timber imitations is not allowed
- Natural timber treated with varnish or wood preservative (SA Pine may only be used when painted in one of the approved colours from the prescribed colour palette.

i Recommendation:

- It is recommended that windows with an area greater than 5m² be recessed from the vertical plane by a minimum of 450mm.
- Plascon has a wide range of black to grey colours in their "Architectural grey & aluminium collection" which can be used for colour reference only.

All doors other than garage door, sliding doors and fold back stacking doors must have vertical proportions.
Doors should be of the same material and finish as the windows.



3.1.2 EXTERNAL DOORS

3.1.2.1 Prohibited doors:

- Decorated doors
- Carved artistic doors
- Doors with animals

3.1.3 GARAGES AND DRIVEWAYS

Garages may have single or double doors.

3.1.3.1 General garage and driveway requirements

- A maximum of two single or one double garage may face the roadway, additional garages must be set back a minimum of 1.5m from the front of the other garages
The 1.5m rule does not apply when the additional garage/s is completely separate from the first double garage
- Driveways are limited to a maximum combined width of 5.5m for double garages or 8.0m for triple garages and must be this width from the street kerb line to the boundary of each erf.
Where more than three garages are designed the combined width of all drive ways shall be limited to 9.0m
- At least two 100mm diameter PVC sleeves for the purpose of accommodating pipes and cables must be laid under driveways and paths constructed across sidewalks, outside the street boundary of the property
- Driveways must be constructed of brick or concrete paving or other similar approved material
- In the event that more than three garages are required it is recommended that the intended layout and driveway/s are discussed at conceptual stage with the design review committee.

3.1.3.2 Permissible garage doors:

- Plain undecorated horizontal or vertical slatted natural timber
- Horizontal timber grain aluminium pressed doors, the colour shall be submitted to the design review committee for approval
- Doors may be tip-up, roll-up or double swing

3.1.3.3 Carports



3.1.4 EXTERNAL WALLS

Change of material or finish or colour on the same wall, on the same plane will not be permitted and must occur at logical separations and acute corners and junctions. The following finishes may be used in combination.

3.1.4.1 Acceptable wall finishes:

- Smooth plaster and paint
- Textured plaster and paint (Sample panel to be approved by architectural review committee)
- Bag washed brick work and paint (Sample panel to be approved by architectural review committee)
- Face brick with flush joints
- Cementitious paint finishes like “Cemcrete” or similar approved
- Smooth off shutter concrete (high grade concrete only)
- Natural stone cladding
- Shiplap cladding
- Sheet metal cladding when:
 - a. The roof cover of the main building is also sheet metal
 - b. Exactly the same specification as that used on the main building on the erf.
 - c. Limited to 30% of an elevation

Very Important:

- When sheet metal cladding is specified the architectural review committee may ask for large scale detailing
- Should unsightly stains appear on cementitious finishes the HOA may instruct the owner to re-apply the particular surface

3.1.4.2 Prohibited wall finishes:

- Artificial stone
- Mottled effects or stone imitations with paint
- Any other paint technique
- Rock art in any shape, form or material

3.1.4.3 Colours:

In order to ensure a sense of colour stability in the development the following prescribed colours are to be used. Wherever a different product is used a colour sample will be submitted to the architectural review committee for approval.

- Painted surfaces AS PER RECOMMENDED COLOUR PALETTE
- Painted bagged brick work AS PER RECOMMENDED COLOUR PALETTE
- Face brick Corobrik “Roan Satin”, “Firelight Satin”, Sabrix “Pinotage Semi Face” or similar approved by controlling architect and limited to 30% per elevation
- “Cemcrete” AS PER RECOMMENDED COLOUR PALETTE

Whenever only plaster paint are used on the external facades, there must be at least two complimenting colours one in lighter tone the other a darker tone expressing smaller elements on the elevations and connecting walls between major forms.

i Recommendation: It is recommended that face brick and natural stone finishes only be used for isolated elements such as chimneys and isolated wall planes but NOT as plinths.



3.1.5 CARPORTS, PERGOLAS, CANOPIES AND VERANDAS

Carports, pergolas, canopies and verandas must form an integral part of the design of the main structure and may not read as add-on structures.

3.1.5.1 Prohibited materials:

- Shade netting
- Retractable aluminium canopies
- Retractable canvas canopies

3.1.5.2 "Louvre deck" and any other similar type awnings

The use of this system is highly discouraged but in the event that an owner insists on installing such system or similar in design it will only be considered if:

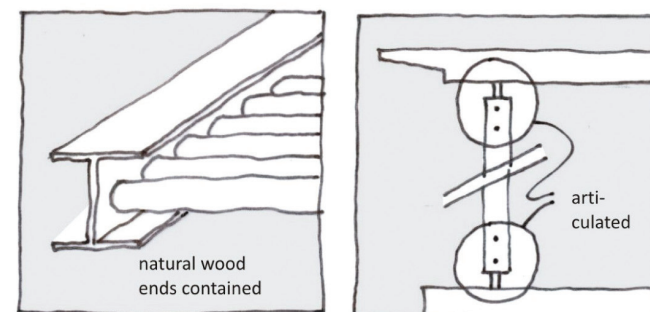
- The columns complies with requirements as set out in this document
- The fascia is solid and coloured to match the prescribed colour palette in this document
- The top of the louvers match the prescribed colour palette in this document
- Is not visible from the golf course, open spaces or any street.

3.1.6 COLUMNS

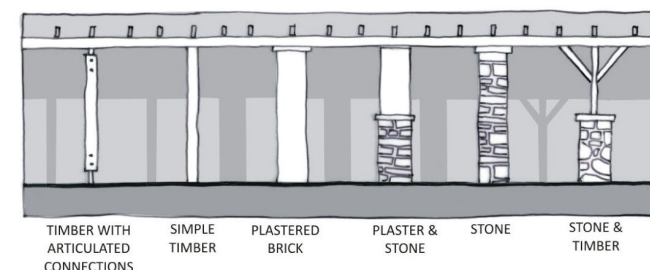
Column styling should generally be consistent throughout

3.1.6.1 Acceptable column types:

- Rectangular or square columns with a minimum size of 340mm by 340mm finished with plaster or natural stone cladding or dry pack stone subject to the same finish and colour specifications as for external walls as on the building.
- Timber posts with a minimum size of 100mm by 100mm subject to the same colour specifications as for external windows when timber windows are used
- Square or rectangular steel columns with a maximum width or diameter of 100mm, as the case may be, subject to the same colour specifications as for windows and with well articulated connections top and bottom
- Steel and timber hybrid with a combined dimension of not less than 100x100mm and a maximum of 150x150mm and with well articulated connections top and bottom
- Designs incorporating steel I and H sections will be reviewed at the sole discretion of the design review committee



HORIZONTAL SCREEN CONTAINMENT AND ARTICULATED COLUMNS



ACCEPTABLE COLUMN TYPES



3.1.6.2 Prohibited column types and finishes:

- Round columns, double or single
- Precast fibre cement columns
- Artificial ionic, Doric or Corinthian or any prefabricated historic style cement columns
- Sculptures for columns
- Double storey/volume porte cocheres

Poorly designed connections will be rejected by the architectural review committee.

3.1.7 SHUTTERS

Shutters when used must be fully functional.

- Aluminium shutters may only be used when the doors and windows of the building is aluminium and match the colour specifications of the doors and windows
- When natural timber is used, a sample must be provided if Meranti is not specified. When painted the colour shall be from the prescribed paint palette and should compliment the colour selection of the building.

i Recommendation:

It is recommended that face brick and natural stone finishes only be used for isolated elements such as chimneys and isolated wall planes but NOT as plinths.



3.1.8 BALUSTRADES

Plain, simple geometrical and rectilinear balustrades are encouraged.

3.1.8.1 Acceptable balustrade types:

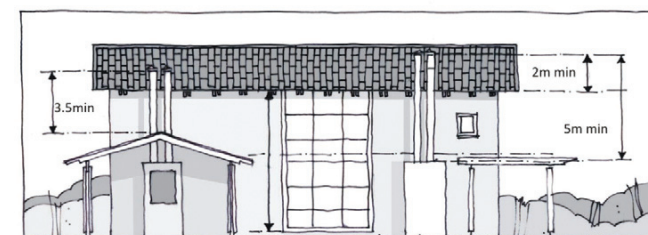
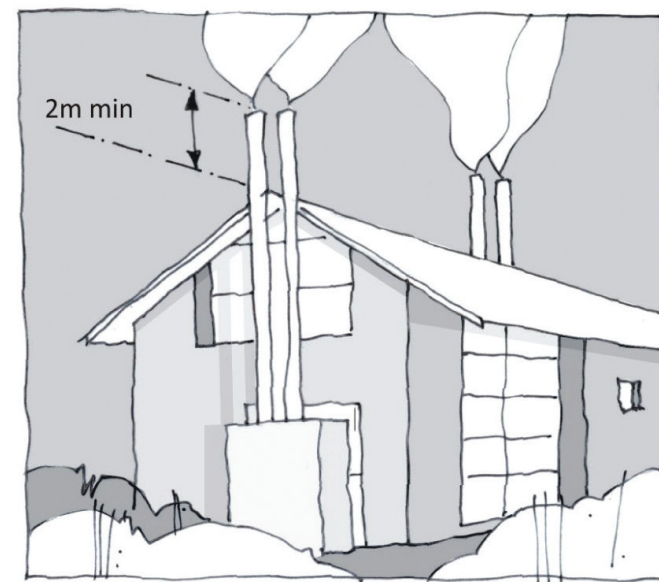
- Painted mild steel balustrades subject to the same colour palette as the building.
- Timber balustrades subject to the same colour palette as the building
- Timber and painted mild steel hybrid design subject to the same colour palette as the building
- Framed and frameless glass panels
- Stainless Steel
- Aluminium balustrades, the colour shall match the colour of the windows used on the building

3.1.8.2 Prohibited balustrade types and finishes:

- Overly decorative, curved classic balustrades
- Precast concrete balustrades
- Any other balustrade not listed under 3.1.8.1

3.1.9 CHIMNEYS

- With traditional farm style angular shapes are recommended with a minimum extension of 1m above the roof level where it exits.
- Modern interpretation of farm style and modern mono pitch roof style the use of painted round mild steel flu pipes are recommended with minimum dimensions as indicated in the sketches



CHIMNEY HEIGHTS



3.1.10 UTILITIES

3.1.10.1 Satellite dishes and aerials

Compact domestic television satellite dishes and aerials to receive the channels as generally offered for the South African viewer / listener are permitted provided they are mounted in the least conspicuous practical position on the building and below the eave height of either a single or double storey building.

3.1.10.2 Air conditioning

- Air conditioning units must be installed at ground level and not visible from any street, golf course or public open space.
- No reticulation of air conditioning units may be surface mounted and should be housed in ducts or an inconspicuous manner which doesn't protrude or stand proud of walls.
- Whenever mechanical equipment is not placed at ground floor level it shall only be positioned on roof slabs and screened in an architectural manner of which a detail must be submitted with the building design or before the installation.

3.1.10.3 Solar Panels

- Solar panels to be flush mounted with roof surface and ALL pipes concealed. Any exposed pipes to be painted to match roof colour. A data or specification sheet of the units must be provided for aesthetical approval by the design review committee.

3.1.10.4 Service Pipes and ducts

All plumbing to be concealed and no painted fibre cement panels will be allowed. All service ducts to be covered with natural timber slats or aluminium louvre panels to match colour of windows.

- The minimum size for any one duct shall be 220mm deep by 330mm wide

3.1.10.5 Building numbers and signage

- Building numbers and names are permitted provided they are painted black / charcoal, not illuminated and that the lettering and numbers do not exceed a height of 300mm.
- A maximum of one building number and / or name is permitted.
- Building names and / or numbers may be mounted on the external walls of the building.



3.1.10.6 Telecommunications

In order to ensure that the house may be connected to telecommunications the following will be required:

- A 110mm minimum diameter sleeve must be installed at a minimum depth of 800mm without any right angle bends from the appropriate position on the side walk to the point in the house where it is required to terminate.
- The sleeve should be protected and have a draw wire inserted.
- Adequate lightening protection should be provided

3.1.10.7 Backup Generators

Please refer to the "Rules and specifications on back up generator installations" available from the home owners association for more detail regarding noise and air pollution

As an architectural and aesthetical rule the following shall be complied with:

- Any part of the generator set shall not be visible from the street, golf course or open spaces
- Any screening of a generator shall be to the satisfaction of the design review committee

3.1.11 BOUNDARY WALLS

The philosophy of the estate has always been to maintain a sense of openness and space and therefore boundary walls on the street, open (green) spaces and golf course are highly discouraged. In order to allow owners to have animals on their erf and/or create private spaces for entertainment areas and swimming pools boundary walls will be allowed with the following parameters.

3.1.11.1 Visual permeability

All boundary walls must be visually permeable and therefore only 50% of the total running length of boundary lines on the street/s, open spaces and golf course will be allowed to be solid the balance shall be visually permeable.

- i** Recommendation:
Consider the number of solid in-fill panels as this would require an increase in the number of bigger permeable in-fill panels to get the required 50/50 ratio.

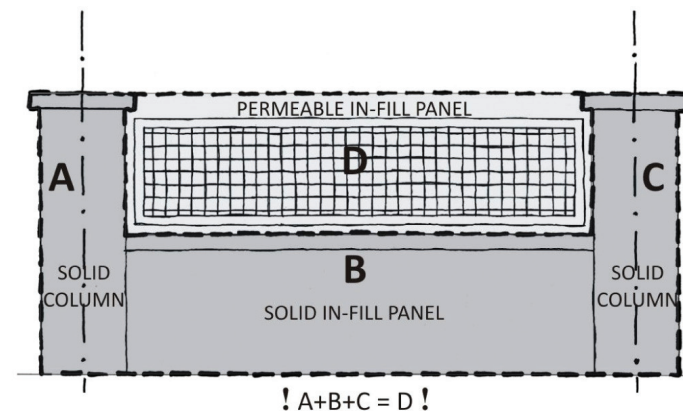
3.1.11.2 Maximum heights (Measured from original natural ground level):

Golf course boundaries 1.2m

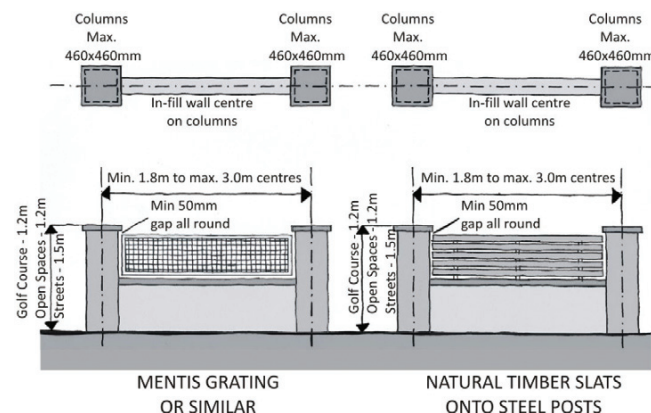
Open Spaces 1.2m

Street 1.5m

Between residential erven 2.0m (Up to building lines from streets, open spaces and golf course)



BOUNDARY WALL SOLID VERSUS OPEN (PERMEABLE) RATIOS



BOUNDARY WALL OPTIONS



3.1.11.3 Column envelope:

The column envelope shall be limited to 460(w) x 460(d)mm and height as specified in item 3.1.11.2. All columns must receive a proper pre cast concrete coping, plastered corbelled coping or flush jointed semi face or face brick on edge. Spacing from centre to centre of columns shall be 1.8 to 3.0 meters. All finishes (material and colours) allowed for the main building walls may be used on the columns, however only finishes used on the building may be used for the columns, both in respect of colour and type.

3.1.11.4 Infill panel envelope

The following parameters apply to the solid infill panels between columns.

- Stop 50mm below coping on column
- Limited to a 220mm wall on the centreline of the column envelope
- Finished off with either a brick on edge course or pre cast concrete coping projecting 30-50mm both sides.

The following parameters apply to the visually permeable infill panels between columns.

- Stop 50mm below coping of the columns
- Should be manufactured from one of the following:

◇ 50x50mm painted steel frame with a "Mentis" grating or similar approved in fill grid with a maximum aperture size of 70x70mm. There shall be a minimum space of 25-50mm between the steel frame and the columns and any solid wall that might be below the steel frame.

OR

◇ Natural timber slats min. 90mm and max. 150mm wide spaced min 50mm apart fixed to painted steel posts. The timber slats shall face the golf course, open space and street.

OR

◇ Any other visually permeable panel between columns may be proposed but at the total discretion of the architectural review committee. All finishes (material and colours) allowed for the main building may be used on the boundary walls but should compliment what was specified on the main building. No electric fence, razor wire or similar burglar deterring wire or spike system maybe installed on top of any boundary wall or section.



3.1.11.5 Driveway, pedestrian and garden gates

All pedestrian, garden and driveway gates must be similar in design and should typically consist of a painted steel frame with timber slats filling the frame. Swing gates to driveways are preferred above sliding gates and when ever a sliding gate is used the gate should be designed in such way that it looks like two swing gates. All pedestrian, garden and driveway gates must be limited to the same height as the boundary wall or column either side of the gate.

3.1.12 RETAINING STRUCTURES

3.1.12.1 General

- The topography of the erf must be carefully considered in positioning of all buildings, terraces and gardens so as to limit the height of retaining structures to a maximum height of 1.2m as measured to the natural ground level vertically below that point.
- If a combination of stepped retaining walls is required, each vertical retaining element must be set apart by at least 1,0m in plan.

3.1.12.2 Materials and finishes

Only the following are permitted:

- Unpainted timber sleepers, poles and planks.
- Natural clad and dry pack stone.

3.1.13 SWIMMING POOLS

3.1.13.1 General

Coping of swimming pools must be constructed level with natural ground level and / or behind retaining walls.

3.1.13.2 Fences

Fences/gates must comply with the relevant statutory specifications and be painted black / charcoal / grey

3.1.13.3 Drainage

Water from swimming pools may not be drained onto the golf course, open spaces or neighbour's erf



3.1.13.4 Filtration Plants

Filtration plants must be screened from view from outside of the erf either by plastered walls or by timber lattice screening subject to the same colour specifications as for external walls and / or natural clad and / or dry pack stone walls.

3.1.14 CONSERVATORIES

- Conservatories with glazed panels are permitted provided they are surrounded by major plan forms on at least three sides.
- The colour of the non glazed elements of the conservatory structure must match the colour palette of the building.
- The glazing must be non reflective.

3.1.15 CLOTHES LINES AND BIN STORES

Clothes lines and bin stores must be concealed within a service courtyard and not visible from the street, golf course or private open spaces. Space for a minimum of three(3) standard local authority bins shall be allowed for in the kitchen yard.

3.1.16 EXTERNAL LIGHTING

- External wall mounted lighting must be discreet and kept to a minimum and may only be used to illuminate the front door entrance and garage entrance(s).
- Lights in the side boundary spaces will only be allowed if it does not illuminate the neighbour's erf
- External pole mounted street lamps are not permitted.
- Discrete garden lighting may be used in the form of low level bollard lights with a maximum height of 1000mm and up lighters provided they do not result in any light nuisance that extends beyond the confines of the erf.

3.2 FINISHES, COLOURS AND SAMPLES

Where finishes and colours are prescribed in this Manual, it is the specific responsibility of owners to obtain the prior written approval of the Association confirming that those chosen for the building are acceptable. The Association may request samples to be submitted to it prior to issuing such approvals.

All external finishes and colours shall be indicated in a detail schedule on the drawings submitted for review. Any change to specifications on the drawing during construction shall be reported and submitted for approval to the Association prior to installation or application.

IMPORTANT! Non compliance shall lead to the an instruction from the Association for the removal of any material, finishing or installation not approved in writing by the Association.



4 PLAN APPROVAL PROCESS

Only architects registered with SACAP (South African Council for the Architectural Profession) in any of the professional categories will be allowed to submit drawings and designs for review. The professional architect/designer shall be in possession of valid and active professional indemnity insurance.

- Prior to the submission of any plans for approval the owner must obtain from the Association a list of the information and requirements to be provided for the plan approval process and obtain all documentation including erf diagrams, services connection diagrams and contour plans that may be required in order to facilitate the design process.
- If a survey done by a professional land surveyor is not available the owner shall appoint such professional to survey the property and submit the drawings with the building design.
- It will be the responsibility of an owner to ensure that he or she is in possession of the current version of the Architectural & Development Rules and associated documents.
- The Association may request detail drawings to explain design elements of the building that may not be clear, like colour perspectives/elevations, additional sections, large scale details etc.

4.1 FIRST STAGE

The design concept and sketch plans must be submitted to the Association for approval. A scrutiny fee is payable to the Association for the plan approval process when the plans are submitted. This fee will cover one sketch plan submission and one final submission. Should the plans need to be re-submitted a fee of 50% of the current plan approval fee will be charged for every subsequent submission. This fee will be payable before the Design Review Committee can evaluate the plan.

4.2 SECOND STAGE

After the sketch plans have been approved the detailed design and final drawings must be submitted to the Association for approval.

- The architectural review committee may request further information if in its opinion cannot clearly understand the design intent and may include the following but is not limited to:
 - a. Coloured elevations
 - b. Three dimensional perspective/drawings
 - c. Large scale details of areas concerned
 - d. Additional dimensions and notes
- A non interest bearing sidewalk deposit, infrastructure and landscaping maintenance and repair fee is payable to the Association prior to site handover taking place.
- Should an owner and / or their contractors cause any damage to the Association's property the cost of repairing such damage will be recovered by the Association from the owner concerned.
- The infrastructure and landscaping maintenance and repair fee in the form of a non-refundable amount which will be paid to the Association and used to cover the costs of repairing the additional wear and tear that is caused by trucks and other vehicles during the building process will be levied against the owners account.

4.3 GENERAL PROVISIONS

- The Association is entitled, at its absolute discretion, to amend this Manual from time to time.
- The Association may, at its absolute discretion, grant a waiver of any of the provisions of this Manual but any such waiver shall not constitute a precedent.
- Any building completed or design submitted and approved before 1 April 2011 may not be cited as a precedent.
- Building plans submitted and approved by the design review committee after 1 April 2011 will expire after 12 months and will require resubmission and scrutinised based on the latest version of the design and development guidelines at that point in time



5 PRESCRIBED COLOUR PALETTE

5.1 PAINT COLOURS

The colours codes provided below were taken from the Plascon range of colours, if any other manufacturer is used it becomes the responsibility of the owner and/or builder to ensure that the alternative manufacturer's colour matches that of the prescribed colour and must be approved by the design review committee prior to any application.

COLOUR 1

Tea Cookie (Y1-D1-2)
Ochre Rust (Y2-D1-2)
Dung Beetle (Y1-E1-2)
Hide n Seek (Y2-E1-2)
Hollyhock (Y3-E2-1)

COLOUR 2

Hayseed (Y1-D1-3)
Gold Estate (Y2-D1-3)
Madonna City (Y1-E1-3)
Moss Gold (Y2-E1-3)
Ageless (Y3-E2-2)

COLOUR 3

Bushbuck (Y1-D1-4)
Old Cobblestone (Y2-D1-4)
Baby Elephant (Y1-E1-4)
Touchstone (Y2-E1-4)
Fresh Linen (Y3-E2-3)

ACCENT COLOURS

Eclaire (R7-D1-1)
Moss Island (Y6-E1-2)

5.1.1 COLOUR COMBINATIONS

Wherever only paint is used as an external finish one of the following options must be used

- Any combination of two colours must be selected from two different columns out of the three columns.

OR

- A combination of one colour from the three columns in conjunction with one accent colour.

i Recommendation:

Each row already contains colours from the same page in the colour fan deck to make colour selection easier.



6 REVISION HISTORY

Date	Rev no.	Revision Description
1 April 2011	0	This guideline now replace all previous guidelines and or amendments made to previous guidelines
16 April 2011	1	3.1.3.1 Deleted: A maximum of two single or one double garage may face the roadway, additional garages may not face the road Added: A maximum of two single or one double garage may face the roadway, additional garages must be set back a minimum of 1.5m from the front of the other garages. 1.6 HEIGHT RESTRICTIONS Added: No backfilling will be allowed against any boundary wall of the estate
1 June 2012	2	General Revisions and updates