



MOUNT ROYAL

GOLF & COUNTRY ESTATE

Architectural Guide

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ARCHITECTURAL GUIDE

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General Architectural Guide

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Section A

1. INTRODUCTION

- 1.1 This architectural guide (the Guide) is constituted under the Constitution of the Mount Royal Home Owners Association. The intention of the guide is to ensure architectural coherence in the built fabric of the proposed **Mount Royal Golf & Country Estate**. The principle objectives of this coherence in architectural language, building materials and colours is to ensure that all buildings contribute to the value of each individual home owner's investment on the one hand, and to mitigate the visual impact of the development as a whole on the other.
- 1.2 This Guide is applicable to all single residential, group housing and general residential properties. Commercial properties will be subject to the town planning scheme regulation of the local authority and subject to the pre-scrutiny and written approval of the Estate Management (EM).
- 1.3 No building or structure shall be erected without the approval of the Mount Royal Estate Management, its Architectural Review Committee (internal approval), and the local authority (Swartland Municipality).
- 1.4 **No alteration, addition, demolition, major decoration or reconstruction of or to the property, including walls and fences, may be undertaken without the prior approval of the Architectural Review Committee (ARC) and where necessary the Swartland Municipality.**
- 1.5 Any additions, alterations, or amendments to the original approved plans at any stage, as well as colour changes, are to be submitted to the ARC for approval.
- 1.6 No alteration and additions application will be accepted without payment of the prescribed fees.
- 1.7 **In order to guide architects through the plan submission process "Plan Submission Procedures" has been posted on the web site (www.mountroyal.co.za) and forms part of Section B of this document.**
- 1.8 The Estate Management together with the Home Owners Association shall from time to time appoint the Architectural Review Committee, which shall be overseen by a qualified architect who shall be known as the Principal Reviewing Architect (PRA). The Estate Management may at their sole discretion appoint from time to time a Supplementary Reviewing Architect (SRA).
- 1.9 In the event of the PRA being commissioned as design architects for any of the specific developments, the Estate Management (EM) will assess the PRA's design proposals. The EM may at their sole discretion appoint an SRA to assist them in such an event.
- 1.10 In questions of interpretation of the Guide or in the event of matters arising from the design process, which are not addressed by the Guide, the reviewing architect (PRA or SRA) shall make a binding ruling. Minor variations that are deemed to be in the interest of the estate and compatible with the guide may be considered by the Estate Management from time to time.
- 1.11 It is recommended that all building plans are to be prepared and submitted by professional architects or firms registered with the South African Council of Architects.

2. ARCHITECTURAL LANGUAGE

This guide does not attempt to be excessively descriptive in terms of architectural style as such. It is more concerned with the achievement of architectural synergy and cohesion by prescribing a building **type** as opposed to a building **style**.

Coherent architectural environments, such as Dorp Street in Stellenbosch illustrate this principle, where the building **type** is that of a white, wall dominant street-facing building of no more than two or three storeys.

The building styles, however, vary from Cape Dutch, through Victorian and Georgian to the very Modern. There is a strong sense of cohesion between the buildings. As a whole they contribute to the making of a memorable architectural experience. An experience, which is sufficiently varied in **style**, to ensure a liveliness and individuality, but equally disciplined in **type** to present as a coherent whole.

It is important to note that no style or type is inherently superior to any other style or type. It may, however, be suggested that some styles and types are more appropriate than other styles and types in specific environments. It is subsequently suitable to present the following assessment of the influencing environment of the proposed **Mount Royal Golf & Country Estate** in order to contextualise the proposed architectural language.

3. THE INFLUENCING ENVIRONMENT

The proposed **Mount Royal Golf & Country Estate** is situated at the existing **Malmesbury Golf Course** on the northern edge of the rural town of Malmesbury. The N7 highway to the east and gently rolling wheat-covered hills to the north and the west border this country estate. The site slopes towards the west, with regular clear views of Table Mountain in the distance. Two seasonal streams run along the western and northern boundaries. The existing golf course is well established with mature trees and well-kept fairways and greens. The development will allow for the expansion of the golf course to an 18-hole course. The town takes its name, and much of its architectural heritage, from a close association with its sister town of Malmesbury in the United Kingdom.

A healthy dialogue between the towns and the **Earl of Malmesbury** exists to this day. This connection to England, combined with the close association with and physical presence of the ancient game of Golf, establishes a base for the proposed architectural language of the development. When the afore-mentioned influences are read against the physical environment of rolling, cultivated fields and copses of trees on country streams, an architectural typology of country villages becomes almost self-evident.

4. SITE LAYOUT

The site development plan for the proposed **Mount Royal Golf & Country Estate** is shaped around vistas to the surrounding countryside. The roads meander along contours in gentle curves. The golf course and its proposed extension form the soft landscaped internal core of the development. The site development plan promotes a rural atmosphere and suggests that buildings should further develop this theme of a flowing soft landscape, which penetrates between the buildings.

5. BUILDING TYPE (single residential)

The above-mentioned analysis of the influencing environment confirms that a rural pavilion building type, i.e. free standing buildings in a park-like landscape, is the building type to be employed in the **Mount Royal Golf & Country Estate**.

This building type is characterized by buildings, which do not necessarily line up along street edges, but orientate towards views or sunlight. The landscape flows between the buildings, thus integrating the golf course setting with private gardens and with street reserves.

The pavilion building type must be re-reinforced by the regulation of the **building mass** (see Clause 10) and the limitations placed on **boundary walls** (see Clause 20).

Acceptable architectural styles within this building type for single residential erven are discussed in Clause 9.

6. BUILDING TYPE (group housing)

The group housing sites have higher densities. The pavilion type is subsequently not suitable for use here. The group housing sites will be based on the English Mews (or the Dutch “ Woonerf ”) concept. Semi-detached and freestanding dwellings are designed around streets and common areas as an urban entity. All houses within a specific group-housing site must be stylistically similar.

These dwellings must form a unit of stylistically attuned structures, which present as a harmonious whole.

7. ARCHITECTURAL STYLES – Single residential and Group Housing

Due to the scale of the proposed development and a strong market demand for individuality, Mount Royal makes provision for homes being designed in 1 of 4 architectural styles. These styles are however disciplined by the prescribed building type, which limits the massing, colour ranges and building materials across the styles. Individuality will thus be attained through more subtle variations in stylistic elements, while cohesion is achieved through the use of colour and a common language of compatible building materials.

The prescribed building type can thus be suitably adorned and articulated to represent the following architectural styles:

- 7.1 **Style 1 - English Country: A cottage style, with dominant roof, walls toned to match the roof and white or natural timber window and door frames. Bay windows and dormer windows in tiled roofs are typical of this style.**



Figure 1 – English Country



Figure 2 - English Country



Figure 3 - English Country

7.2 Style 2 - Rural Victorian: A simpler, less adorned version of the Victorian Style.



Figure 4 - Rural Victorian



Figure 5 - Rural Victorian

7.3 Style 3 - Rural Tuscan or Provencal style. Tiled roofs with overhangs. Textured, earth toned walls, natural timber window frames and a non-symmetrical massing of the building typifies this style.



Figure 6 - Tuscan



Figure 7 - Provencal

7.4 Style 4 - Cape Vernacular Style: A style of architecture typical to the region, typified by wall dominant architecture, windows which are taller than they are wide and dark roofs with a pitch of more than 40 degrees.



Figure 8 – Cape Vernacular



Figure 9 – Cape Vernacular



Figure 10 – Cape Vernacular

- 7.5 Each individual group housing site, comprising more than 3 dwellings shall have all individual buildings designed in one of the above styles only.

8. BUILDING MASS - Single Residential and Group Housing

- 8.1 All buildings are to be made up of a dominant building mass (core) with adjoining secondary abutments (wings). Core buildings must have a constant width (span of trusses) between 5m and 8m .
- 8.2 Secondary masses (wings) may not be less than 3.5m and not more than 5m in width (span of roof trusses or rafters). Garages are not required to meet these width limitations if they are free standing or separated from the core building by a linking wing.
- 8.3 Garages may be incorporated into the mass of the core building or may alternatively be free standing or attached to the core by means of a linking wing.
- 8.4 Granny flats are permitted provided –
- 8.4.1 they are under the same roof as the main dwelling;
 - 8.4.2 an extra parking bay is provided on the site;
 - 8.4.3 provisions of the Municipality's scheme regulations promulgated under Provincial Notice 1047 dated 5 December 1988 as well as the provisions of section 15 of Ordinance 15 of 1985 are complied with.

9. BUILDING HEIGHT - Single Residential , Group Housing & General Residential (apartments)

Definitions: For the purposes of this Guide “natural ground level” shall be understood as the level of the ground pertaining after the completion of ground works and the installation of civil services to the Estate, but excludes any any special contours that may have been created for temporary storm water control. In the case of these special contours, natural ground level will be deemed to be the the level of the ground as it would have been had the contours not been created.

“Immediate ground level” shall be the ground level at the point of measurement after “cut and fill” operations have taken place within the parameters allowed for in this Guide.

- 9.1 Single Residential Zoning: buildings on the golf course side of the main distributor road (Fig 11) are subject to an 8m height restriction as measured from ground floor finished floor level (ffl) to the roof ridge measured as per Figure 12.
- 9.2 All buildings with Single Residential zoning with pitched roofs subject to an 8m height restriction shall also conform to a maximum height of wall plate = 4.5m.
- 9.3 Single Residential Zoning: buildings on the non-golf course side of the main distributor road (Fig 11) are subject to a 10m height

restriction as measured from ground floor finished floor level (ffl) to the roof ridge measured as per Figure 13.

- 9.4 All buildings with Single Residential zoning with pitched roofs subject to a 10m height restriction shall also conform to a maximum height of wall plate = 5.7m.
- 9.4 In the case of Group Housing Erven the PRA shall designate which dwellings may have a 10m height restriction.
- 9.5 Any first floor area of Single Residential Buildings with a 10m height restriction may not exceed 75% of the total coverage of dwelling, excluding the garage if the garage is separated from the main building mass OR 75% of the total coverage of the dwelling, including its garage if the garage is an integral part of the main dwelling.
- 9.6 All erven to the north of the entrance drive, between the N7 (Phase 1D) and the Voëlvele pipeline servitude are subject to an 8m height restriction.
- 9.7 Single storey wings (abutments) with flat roofs or garages with flat roofs: maximum height of any portion = 4.5 above ffl.
- 9.8 General Residential buildings plus loft shall observe wall plate at a maximum height of 7.5m and a maximum roof ridge height of 12m above ground floor ffl.
- 9.9 **Basements** – No basement may project more than 1,2m above the permissible building platform.



Figure 11

- 10.1.4 Nil setback from a boundary abutting a servitude area 10.2 Single Residential Erven:
- 10.2.1 Setback from street boundaries of the erf = 4.5m
- 10.2.2 Setback from common (lateral) boundaries = minimum 1.5m, with the sum of the side boundaries being 4m
- 10.2.3 Setback from boundaries other than common or street boundaries (at zoning changes i.e. Open Space or Golf Course) = 3m
- 10.2.4 Carports and or garages may be erected on one common boundary (0m building line).
- 10.3 General Residential:
- 10.3.1 Street Boundaries: 4.5m setback.
- 10.3.2 Common (side boundaries with adjoining erven): 3m
- 10.3.3 Setback from boundaries other than common or street boundaries (at zoning changes i.e. Open Space or Golf Course) or rear boundaries = 5m

11. **COVERAGE (Area of all roofed areas)**

- 11.1 Group Housing erven: 70%.
- 11.2 Single Residential erven: 50%.
- 11.3 General Residential: 40%

12. **GROSS BUILDING AREA (including garages and outbuildings)**

- 12.1 Group Housing dwellings: minimum area of 100 m2.
- 12.2 Single Residential dwellings: minimum area of 150 m2.

13. **CONSOLIDATION OF ERVEN**

- 13.1 Consolidation of two erven into one shall be subject to the approval by
 - 13.1.1 the Home Owners Association of the nature of the resulting erf, and
 - 13.1.2 the Swartland Municipality according to the criteria of the Municipality of such consolidations; and
 - 13.1.3 the Surveyor General of a general plan reflecting the consolidated erf.
- 13.2 The regulations governing a consolidated erf will be the same as those for a regular single residential erf, except for the following:
 - 13.2.1 Maximum coverage = 35%
 - 13.2.2 Minimum building bulk (total floor area) = 300 m2

14 **DENSITIES: GROUP HOUSING & GENERAL RESIDENTIAL**

- 14.1 Group Housing: 20 units per Hectare maximum density per group housing erf is permitted.
- 14.2 General Residential: 50 Units/Ha.

15 **PARKING**

- 15.1 Single Residential: Minimum of 2 vehicles in Garages/Carports with a further 2 spaces for visitors provided on the property.
- 15.2 Group Housing: Minimum of 2 vehicles located on the property per unit.
- 15.3 General Residential: Minimum of 1.75 bays per apartment.
- 15.4 The maximum uninterrupted length of a residential driveway is to be 6500 m.

16. SERVICE AREAS

Each dwelling shall have an enclosed service yard for washing, refuse bins and or pets. This yard must be located so that its contents are not visible from the ground from any street or open space. This requirement must be read in conjunction with the guidelines for the construction of boundary walls (Clause 20). Service yard gates are to be of solid or closed boarded material.

17. LEVELS AND BUILDING PLATFORMS

Building platforms may be constructed along the following guideline:

- 17.1 The fill aspect of a platform shall not exceed a height of 1.4 m above the natural ground level as per Fig 12.
- 17.2 The cut aspect of any platform may be up to a maximum of 3.0m provided, that any portion of the cut be suitably screened by means of natural plinth stonework (or similar approved in writing by the ESTATE MANAGEMENT) and structural engineer approved pre-cast concrete embankment reinforcing material. Not less than two-thirds of the cut aspect area is to be planted with vegetation.
- 17.3 In the case where erven have been levelled as per clause 17.1 and 17.2 the height of the ground floor above the immediate ground level (see definition at Clause 9) may not exceed 0,6 m. This is not applicable to houses making use of basements.

18. PROVISION OF COMMUNAL OPEN SPACE (Group Housing & General Residential)

- 18.1 Mount Royal Golf and Country Estate is located around and within an 18-hole golf course and borders on two natural buffer corridors along the seasonal streams. The residents subsequently have direct, convenient and safe access to vast open space systems.

The need for the provision of communal open space within individual group housing sites is subsequently less than would be the case within a conventional urban area. This guide therefore requires that group housing schemes make provision for the inclusion of communal open space as follows:
- 18.2 Group Housing: 25m² of soft landscaped area (Lawns, plant beddings, fountains, communal outdoor amenities such as pools) per dwelling.
- 18.3 General Residential: 15 % of the site area shall be soft landscaped (Lawns, plant beddings, fountains, communal outdoor amenities such as pools)

19. BOUNDARY WALLS

Definition: See definition at Clause 9. Should there be any dispute the decision of the Reviewing Architect will be final regarding ground levels.

- 19.1 STREET BOUNDARIES may be dealt with in one of the following ways:
 - 19.1.1 Appropriate landscaping and planting in accord with the landscaping guide.
 - 19.1.2 Boundary walls up to a height of 1.1 m and constructed primarily of the same material as the core building of the dwelling and finished to match the dwelling.
 - 19.1.3 At the sole discretion of the Estate Management the street boundary wall may be constructed to a height of 1,8 m, which will only be considered with good reason, such as to protect an entertainment area where the property is predominantly north entry.

The solid section of the wall shall not exceed 60% of the length of such street boundary, and the balance not exceed a height of 1.1 m in the case of a solid wall, or not exceed a height of 1,8m in the case of palisade sections between built columns. In the case of the palisade sections the plinth height shall not exceed 600mm. The use of setbacks and soft landscaping to reduce the

impact of the solid section would be encouraged.

- 19.2 GOLF COURSE BOUNDARIES and NATURAL OPEN SPACE BOUNDARIES may be dealt with in one of the following ways:
- 19.2.1 These boundaries are to be demarcated by a strip of plant bedding encroaching on to the golf course / open space side of the erf boundary by not more than 800 mm, stretching along the entire length of such a boundary fence on the golfcourse / open space side of the boundary. The strip of planting on the golf course / open space side of the property must be maintained by each individual property owner.
- 19.2.2 Landscaping (planting such as shrubs, hedges, trees) can be used if a stronger definition of the boundary is preferred. Alternatively metal or timber trelliswork up to 1,5 m above natural ground level for support of climbing hedges can be used to screen swimming pool and private garden areas (detail to be submitted to the ARC Review Committee for approval).
- 19.2.3 TANALITH Pole "paddock" fences to a maximum of 1,5m high, with optional expanded/welded mesh infill panels in black or grey (black Beckart Plantanet or galvanised welded mesh or similar approved) but must be according to Figure 14.
- 19.2.4 In the case of open space boundaries (not golf course boundaries), if enclosure of swimming pool or private garden areas is required, the following fence types are permitted:
- 19.2.3.1 At the discretion of the ARC Committee, a masonry or natural stone wall – to match the finish and style of the dwelling - to a maximum of 1,8m high, not exceeding 50% of the length of the open space boundary. The balance of the boundary shall be a landscaped boundary or palisade fence as herein described.
- 19.2.3.2 Steel palisade fence, to a maximum of 1,8m high, or palisade sections between masonry or natural stone piers which match the finish and style of the dwelling. The built plinth below palisade sections is not to exceed 600mm in height.
- 19.3 SIDE BOUNDARIES and INTERNAL BOUNDARY WALLS
- 19.3.1 Walling used to enclose or define spaces should flow from the built form in design and materials, appropriately combined with hard and soft landscaping. Linking walls (walls between the common boundaries and the dwelling shall accordingly be constructed of the same material as the main dwelling, but shall be permeable where appropriate (palisade or metal/timber trellis).
- 19.3.1.1 Should a linking wall articulate with a side boundary wall, it must be stepped down to the height of the side boundary wall at least 2 m before such side boundary wall.
- 19.3.1.2 Linking walls may not be closer to either the golf course or street boundary than the dwelling.
- 19.3.2 From the street boundary to the street building line the height of the side boundary from natural ground level (see definition) shall not be greater than the height of the front boundary wall;
- 19.3.3 From the street building line to the main dwelling the maximum height of a side boundary wall shall be 1,5m. A maximum height of 1,8m may be allowed by the ARC Committee if merited.
- 19.3.4 In the case of erven directly or indirectly abutting the golf course or open spaces, any side boundary walls shall within 4,5m of the rear boundary be stepped to the height of the rear boundary fence or if there is no rear fence to 1,1 m or less.
- 19.3.5 Common boundaries (between adjoining erven) may have boundary walls as listed below but not exceeding 1.8m in height, except paddock fences which shall be a maximum of 1,5m.
- 19.3.5.1 Masonry or natural stone – to match the finish and style of the dwelling to a maximum of 1,8m high.
- 19.3.5.2 TANALITH picket fences to a maximum of 1,5m high.
- 19.3.5.3 TANALITH Pole "paddock" fences. (see fig. 14)
- 19.3.5.4 Hedges of trees or shrubs.

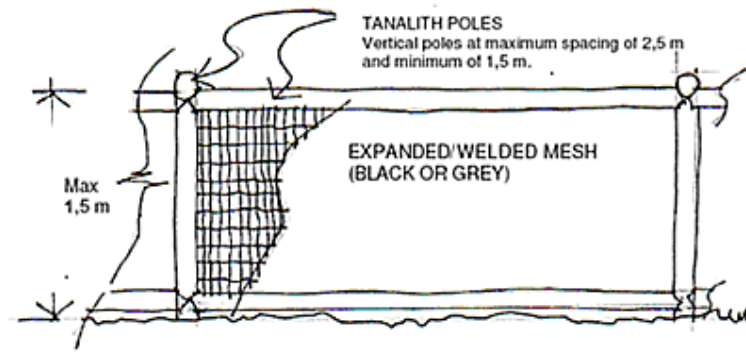


Figure 14

- 19.4 No pre-cast concrete walling of any type shall be permitted on the Estate.
- 19.5 The abovementioned are general guidelines that are subject to adjustment by the ARC Committee according to the merits of the individual applications. Owners should endeavour to reach agreement on walls where they share a boundary.

20. ROOFS

- Each roof must be designed exclusively in accordance with the selected architectural style. Limitations will be placed on colours and materials to ensure that the varied styles complement one-another regardless of profile. All angles of roof degrees are to be appropriate to the particular architectural style.
- 20.1 Style 1 – English Country:
Concrete Roof Tiles (Lafarge Elite range, all colours), natural Slate or Thatch (or similar approved in writing by the Estate Management)
Recommended Roof gradient = 40° to 45°
- 20.2 Style 2 – Rural Victorian:
Corrugated sheet metal in Chromadek colour finishes: Charcoal, black, light grey.
Recommended Roof gradient = 40° to 45°
- 20.3 Style 3 – Rural Tuscan:
Concrete Roof Tiles (Lafarge Double Roman or Cupola, all colours except greys or green), natural Slate to compliment the style (or similar approved in writing by the Estate Management)
Recommended Roof gradient = 17,5° to 22,5°
- 20.4 Style 4 - Cape Vernacular:
Corrugated sheet metal in Chromadek colour finishes charcoal, black, light grey. Thatch will be allowed.
Recommended Roof gradient = 40° to 45°
- 20.5 “Klip-Lok” secret fix Chromadek finishes (colour to match house roof) may be used on garages and permitted flat roofs on wings (abutments) if concealed by parapets on all sides. No IBR profiled steel roofing will be permitted.
- 20.6 Thatched “Lapa’s” will only be permitted where the main roof is thatch. Any pitched roofed free standing outbuilding is to be under the same roofing as the main house.

21. EXTERIOR WALL FINISHES

- 21.1 Style 1 – English Country:
Face Brick, Corobrik: Clifton Travertine. (or similar approved in writing by the Estate Management)
or

Face Brick, Corobrik: Autumn Smooth. (or similar approved in writing by the Estate Management)

or

Plaster and paint: Dominant Colour Plascon ref. no.'s: Y4-B2-3 (Ivory White) or CAS-9 (Tranquil), or E14-2 (Hudson): with Accent Colour on application

or similar approved in writing by the Estate Management & PRA. (On site sun & shade 700mm square swatches to be displayed for approval.)

21.2 Style 2 – Rural Victorian:

Face Brick, Corobrik: De Hoop Red Travertine. (or similar approved in writing by the Estate Management)

or

Plaster and paint: Dominant Colour Plascon ref. no.'s: Y4-B2-3 (Ivory White) or CAS-9 (Tranquil), or E14-2 (Hudson): with Accent Colour on application

or similar approved in writing by the Estate Management & PRA. (On site sun & shade 700mm square swatches to be displayed for approval.)

21.3 Style 3 – Rural Tuscan:

Face Brick, Corobrik: Summer Gold Rustic. (or similar approved in writing by the Estate Management)

or

Face Brick, Corobrik: Summer Gold Travertine. (or similar approved in writing by the Estate Management)

or

Cementaceous paint: Dominant Colour Plascon Marocca Ivory Tusk, with Accent Colour on application

or similar approved in writing by the Estate Management & PRA. (On site sun & shade 700mm square swatches to be displayed for approval.)

or

Plaster & Paint: Dominant Colour Plascon 05-D2-3 (Twinkle Toes) or 05-D2-2 (Starburst) with Accent Colour: on application

or similar approved in writing by the Estate Management & PRA. (On site sun & shade 700mm square swatches to be displayed for approval.)

21.4 Style 4 - Cape Vernacular:

No Face brick

Plaster and paint. Shades of white or similar approved in writing by the Estate Management & PRA. (On site sun & shade 700mm square swatches to be displayed for approval.)

22. EXTERIOR DOORS AND WINDOWS

22.1 Style 1 – English Country + Style 2 – Rural Victorian.

Timber, stained (wood tones), or varnished, or painted white.

Aluminium: charcoal, black or white epoxy coated or bronze anodised. No natural (grey) anodized permitted.

Windows should be square or taller than wide. Hi-Level, rooms in the roof windows and/or double volume Clerestory/special windows, may be wider than they are tall.

Sliding Patio doors must be recessed into the exterior wall and under the eave line by at least 500mm. The eave line must

continue along the plane of the exterior wall over such a sliding door opening, or be placed behind a stoep or patio with a depth of at least 1.5m.

Garage doors to be timber or sectional overhead doors finished to match the doors and windows of the dwelling. Single large span (4.8m) garage doors are not permitted. Garage doors are to compliment the style and are not to be too ornate and out of context with the same.

22.2 Style 3 – Rural Tuscan:

Timber, stained (wood tones), or varnished.

Aluminium: charcoal, black or white epoxy coated or bronze anodised. No natural (grey) anodized permitted.

Windows should be square or taller than wide. Hi-Level, rooms in the roof windows and/or double volume Clerestory/special windows, may be wider than they are tall.

Sliding Patio doors must be recessed into the exterior wall and under the eave line by at least 500mm. The eave line must continue along the plane of the exterior wall over such a sliding door opening, or be placed behind a stoep or patio with a depth of at least 1.5m.

Timber French doors or sliding-stacking doors are preferred.

Garage doors to be timber or sectional overhead doors finished to match the doors and windows of the dwelling.

22.3 Style 4 - Cape Vernacular:

Timber, stained (wood tones), or varnished, or painted white and antique green.

Aluminium: charcoal, black or white epoxy coated or bronze anodised. No natural (grey) anodized permitted.

Windows should be square or taller than wide. Hi-Level, rooms in the roof windows and/or double volume Clerestory/special windows, may be wider than they are tall.

Sliding Patio doors must be recessed into the exterior wall and under the eave line by at least 500mm.

The eave line must continue along the plane of the exterior wall over such a sliding door opening, or be placed behind a stoep or patio with a depth of at least 1.5m.

Garage doors to be timber or sectional overhead doors finished to match the doors and windows of the dwelling. Single large span (4.8m) garage doors are not permitted. Garage doors are to compliment the style and are not to be too ornate and out of context with the same.

23. STONE CLADDING

Only natural stone as approved by the Estate Management may be used.

24. CHIMNEYS

The use of stone is recommended for the construction of chimneys in Styles 1 and 3. All chimneys are to be of the closed type. In the case of Style 2 homes where chimney cowls are used they are to be of the “rooster” type weather vane, and not the common “Jetmaster” type wind cowl. The use of the “rooster” type shall be optional in the case of Style 1 & 3.

In the case of Style 4 only plastered and painted chimneys are permitted

25. BASEMENTS

Basements (according to the National Building Regulations definition – ceiling at less than 1m above the average immediate ground level) are permitted and are excluded from the gross building area calculations.m (See fig. 13)

26. BALUSTRADES

Balustrades must be designed simply and elegantly. They must compliment the design of the main building. No Pre-cast concrete balustrades are permitted

27. AWNINGS, CARPORTS, POSTS AND PERGOLAS

- 27.1 Carports must have a flat-pitched roof that is hidden behind a timber fascia or parapet wall.
- 27.2 Carport supports must either be in large timber sections 200x200 min. or brick columns 270x270 min. The sides may be trellised and planted with creepers.
Patented prefabricated carport systems may not be used.
- 27.3 Posts and pergolas must be constructed in natural hardwood and supported on timber, brick or natural sandstone columns; if they are painted they should match the window and door colour.
- 27.4 Awnings, pergolas and carports to blend in with house style and must be indicated on plans when they are submitted for approval.
- 27.5 No brightly striped canvas or exposed translucent sheeting may be used.
- 27.6 Solariums – sun rooms are generally not permitted.

28. AMMENDMENTS TO THE GUIDE

- 28.1 This Guide is an integration of requirements that are laid down by:
 - 28.1.1 the ASSOCIATION, the Principal Reviewing Architect and the Swartland Municipality (SECTION A), and
 - 28.1.2 the ASSOCIATION and the Principal Reviewing Architect (SECTION B).
- 28.2 Requirements for amending Section B hereof: The Principal Reviewing Architect may make changes, and/or additions to Section B. Such changes become effective once the Home Owner's Association publishes them on the Mount Royal website.
- 28.3 Requirements for amending Section A hereof: Amendments to Section A in this Guide shall in addition to the above be subject to the approval of the Swartland Municipality.

Section B

29. PAVING

All paving visible from the street and from the natural ground level of adjoining properties must be one or a combination of the following:

- 29.1 Brick or Broken brick in colour ranges, which compliment the dwelling.
- 29.2 Pre-cast Cobbles and flagstones.
- 29.3 Exposed aggregate concrete panels, bordered with brick or cobbles.
- 29.4 Loose Aggregate, bordered with brick or cobbles.
- 29.5 No asphalt will be allowed.
- 29.6 Concrete surfaces will not be allowed, unless covered with tiles or paving, or unless brushed exposed aggregate panels are proposed in a frame of cobbles or brick.
- 29.7 Driveways must be paved up to the street kerb. and may not be wider than 6.5 meters.
- 29.8 Two sleeves 110 ø PVC pipes or similar must be installed underneath the driveway for future pipes cables etc.

29.9 No direct access from residential property on to golf course or open space is permitted.

30. **LANDSCAPING**

A dedicated Landscaping Guide is available.

31. **SWIMMING POOLS**

- 31.1. Portable pools are not permitted. Jacuzzi's are to be fully screened from public view.
- 31.2. Pool surrounds to match general paving as per Clause 30.
- 31.3. Filtration systems must be so located as not to cause disturbance to neighbours and must be concealed within a pool pump room or other type of enclosure; they should not be visible from the road, golf course or adjacent properties.
- 31.4. Pool enclosures must comply with National building regulations SABS 0400/DD4 and be of simple design to match the dwelling not exceeding 1.2m in height.
- 31.5. A cartridge filtration system must be used as back washing into the sewer or storm water systems of the estate is prohibited.

32. **TV ANTENNAE AND SATELLITE DISHES**

- 32.1 Aerials and satellite dishes should be obscured within the roof or otherwise concealed where possible.

33. **BURGLAR BARS**

- 33.1 Burglar bars should be simple without ornate detail allowed.
- 33.2 All designs subject to review by reviewing architect.
- 33.3 External "basket type" burglar bars only permitted with the Tuscan (Style 3).

34. **WATER AND ENERGY SAVING DEVICES**

- 34.1 The use of water saving devices and technologies (e.g. dual flush toilets, low-flow shower heads and taps, etc.) is to be standard in all buildings.
- 34.2 Gardens and irrigation systems are to be designed according to best practices for water conservation.
- 34.3 The use of energy saving devices and technologies is to be implemented in all buildings. Examples are orientation to seasonal Sunlight, the use of heat recovery ventilation, natural lighting, roof insulation, solar walls to provide solar heating throughout the home, and hybrid geysers (a mix off solar and electrical),

35. **MISCELLANEOUS**

- 35.1 Free standing tool sheds, animal shelters visible from the street, open space or golf course are not permitted.
- 35.2 Under no circumstances will Wendy or Similar houses be permitted.
- 35.2 Audible alarm systems are not permitted.
- 35.3 Guest accommodation must be contained and integrated into the main structure of the house.
- 35.4 Air conditioning condenser units must be well concealed and not visible from the street, open space or golf course and preferably installed at natural ground level and obscured.

- 35.5 At all times, caravans and boats must be housed under a pergola type structure and be screened from the street.
- 35.6 It is suggested that safety glass be utilized where rooms face the golf course.
- 35.7 Solar heating panels must be placed flat against the north facing roof slope and may not have external tanks. All ducts and piping are to be the same colour as the roof. Panels are to be fixed to secondary roofs and not to primary roofs. Combined tanks and panels mounted on flat roofs are not permitted.
- 35.8 No flood lights will be permitted.
- 35.9 Sun control shall be by means of a wide overhang, shutters or planting. No clip-on aluminium or canvas awning system may be used over windows or doors. A sliding or rolling canvas system for patios and pool decks is allowed.
- 35.10 All clauses, as set out in the Guide, remain in force until final completion of the building process of a specific application, and will be enforced, whether or not identified, during the ARC review scrutiny phase.

36 SIGNAGE, POST BOXES & STREET NUMBERS

- 36.1 Post Boxes: The post collect box shall consist of a bronze or brushed aluminium/stainless steel face plate, with a slot large enough to allow A4 size letters access into a concealed postbox which shall either be
 - 36.1.1 housed within an existing building, such as the wall of the house, or preferably the garage, as close to the roadway/driveway as possible, with the face plate fixed to the wall, or
 - 36.1.2 contained in a freestanding plastered/natural stone clad, brick pier, near the driveway entrance, but within the street property boundary. It is to be a maximum of 900mm above natural ground level, a minimum size pier of 720x720mm. and must fully compliment the architectural style of the particular home. If natural stonework cladding is part of the streetscape of the dwelling, then the same natural stonework may clad the freestanding pier. The top is to be sloped to assist with rainwater run-off. There should be a 15mm x 150mm minimum projection/cantilever around the top of the pier before the commencement of the aforementioned slope.
 - 36.1.3
- 36.2 Street Numbers: The street number is to be of the same material as the access-plate and is to be fixed to, and as close to, and its size in proportion with, the A4 plate, and not higher than 90mm.
- 36.3 No for sale boards are permitted anywhere on the property other than at a centralized dedicated signage area as designated by the Estate Management.

37 PLAN SUBMISSION PROCEDURES

Plan submission procedures fall under the authority of the Mount Royal Home Owners Association and are set out in a separate document available under Architectural Guide on the Documents page of Mount Royal website www.mountroyalestate.co.za.

ADDENDUM A



ARCHITECT'S COMPLIANCE CERTIFICATE and OWNER'S UNDERTAKING

I, _____ Pr. Reg. No. _____ ,

design architect, hereby certify that the design submitted in respect of Erf _____ Mount Royal Golf and Country Estate, Malmesbury is in full compliance with the Mount Royal Architectural Guide.

AND

I, the undersigned, _____ as the Registered Owner of the abovementioned erf, do hereby acknowledge that it is my responsibility to ensure that all building works undertaken on the above Erf will be strictly according to the requirements of the Mount Royal Architectural Guide. I hereby irrevocably undertake towards Mount Royal Home Owners Association ("the Association") and the Developer and their agents to pay to them on demand any expenses they may incur as a result of rectifying, or enforcing the rectifying of any building works carried out in contravention of the Mount Royal Architectural Guide, irrespective of whether such contravention shall be according to plans that may have been approved by the Association in error. I accept that a written statement from the Principal Reviewing Architect shall be *prima facie* evidence of the contravention and hereby undertake to carry out the necessary rectification promptly after being notified to do so.

I acknowledge that any oversight by Mount Royal Home Owners Association in the process of approving the said plans shall not be binding on the latter and shall not give rise to claims against the Association nor to rights that

supersede the requirements of the Mount Royal Architectural Guide.

Design Architect's signature _____ Date _____

Owner's signature _____ Date _____

Benefits accepted on behalf of the Association: _____ Date _____

ADDENDUM B



Architectural Review Checklist

<u>ERF NO.:</u>	<u>DATE OF SCRUTINY:</u>
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ARCHITECT:

CLIENT:

NOTE:

1. The notes/corrections or changes made to drawings have to be thoroughly discussed with the client before submission.
2. Clients have to made aware of the clauses with relation to TV Antenna's, burglar bars, water saving devises, miscellaneous and landscaping as these items are not usually indicated on plans. This could lead to clients unnecessarily having to re-do, re-install or re-place items concerning their homes.
3. Design architects have attend to the rows market with an X as well as remarks on the plans.
4. Design architects are responsible for contacting this office at 0224828811 or 0832610880 in order to obtain the outcome of their plans.
5. **The first set of drawings (with remarks from the ARC Committee) has to be re-submitted together with the new set and this checklist, failing which the revised submissions will not be able to be processed.**
6. **Changes/Corrections made after initial submission, have to be highlighted on one copy of the 4 sets on each re-submission.**

DISCLAIMER:
The drawings submitted will be scrutinized to the best of our ability. However the HOA and its agents do not take responsibility for any submissions conforming to the Architectural Guide, which responsibility belongs to the architect who prepares the plans.

INFORMATION	YES	NO	N/A	COMMENTS
PLAN SUBMISSION				
Fees paid				
Architect's declaration - signed.				

	SACAP Form				
	GENERAL				
	1 Copy of Working drawing – No Sketch plans may be submitted				
	Contour base plan with 0.5m contours				
	North sign				
	Roof plans				
	Floor plans				
	Elevations				
	Sections				
	Drainage plan				
	Schedule of finishes				
	Paving Specification and measurements of driveways.				

BUILDING STYLE

	English Country				
	Rural Victorian				
	Rural Tuscan or Provencal				
	Cape Vernacular				
	BUILDING TYPE				
5	Single Residential				
6	Group Housing				
7	BUILDING STYLE FEATURES				
7.1	English Country:				
	Natural Timber Windows and Doors				
	Bay Windows				
	Dormer Windows				
	Tiled Roofs				
	Roof overhang				
7.2	Rural Victorian:				
	Simple, less adorned than Victorian.				
	Roof overhang				
7.3	Rural Tuscan or Provencal Style				
	Tiled roofs with overhangs				
	Textured walls				
	Earthed toned walls				
	Natural timber windows and doors				
	Non – Symmetrical massing.				
7.4	Cape Vernacular				
	White walls				
	Wall dominated architecture				
	Window ratio 1 : 1,5 minimum				
	Dark Roofs				
	Pitch - 40° to 45°				
	Roof overhang				
8	BUILDING MASS				
	Core building – dominant.				
8.1	Core width between 5 and 8 meters max.				
	Secondary elements (wings)				
8.2	Width between 3,5 and 5 meters max.				
	Garages excluded from limitations in				
	Garage separated – need linking element				
	May be incorporated in the core building				

8.4	Granny flats:				
8.4.1	Incorporated in core building				
8.4.2	1 On site parking provided.				
8.4.3	Comply with Municipal and Provincial notice.				
	BUILDING HEIGHT				
9.1	Buildings on golf course side of main distributor road – 8 meter height max				
9.2	Group housing – estate architect to decide.				
9.3	Buildings on non-golf course side – 10 meter height max				
	First floor may not exceed 75% of ground floor.				
	Not applicable where garages are separate from main dwelling				
9.4	Erven to north of entrance drive between N7 and Voëlvei 8 m height max.				
	8 meter height restriction:				
9.5	Building with pitched roofs – wall plate = 3,5 m				
	Roof ridge height - 8 meters max.				
9.6	Abutments height of any portion – 4 meters max.				
	10 meter height restriction:				
9.7	Wall plate height 5,7 meters max.				
	Roof ridge height – 10 meters max.				
	General residential				
9.8	Wall plate height – 7.5 meters max.				
	Roof ridge height – 12 meters max.				
	BASEMENTS				
9.9	NGL to soffit height - 2 meters max. (See fig 13)				
10	SETBACK (BUILDING LINES)				
	Group Housing				
10.1.1	Street building line – 2 meters				
	Garage – 6 meters from kerb				
10.1.2	Lateral Building line – 0 meters (no windows allowed)				
	Lateral Building line – 1meter or more (windows allowed)				
10.1.3	Golf course, open space etc. – 3 meters				
	Single Residential				
10.2.1	Street – 4,5 meters				
10.2.2	Lateral boundary – 1,5 meters min. Sum of both sides – 4 meters min.				
10.2.3	Golf Course, Open Space – 3 meters min.				
10.2.4	Carports – 0 meters on one boundary only.				
	General Residential				
10.3.1	Street – 4,5 meters min.				
10.3.2	Side boundary – 3 meters min.				
10.3.3	Golf Course, Open Space – 5 meters min.				
	COVERAGE				
11.1	Group Housing – 70%				
11.2	Single residential – 50%				
11.3	General Residential – 40%				
	GROSS BUILDING AREAS				
12.1	Group Housing – 100m ²				
12.2	Single residential – 150m ²				
	CONSOLIDATION OF ERVEN				
13.1.1	Subject to approval by HOA				
13.1.2	Subject to approval by Local Authority				

13.1.3	Subject to approval by Surveyor General				
	Street -				
	Lateral boundary – 3 meters min. Sum of both sides – 8 meters min.				
13.2.4	Coverage - 40% max.				
13.2.4	Min. Bulk – 300m ²				
	DENSITIES:				
14.1	Group Housing – 20 units per hectare				
14.2	General Residential – 50 units per hectare				
	PARKING				
15.1	Single residential – 2 in garages/carports and 2 on site				
15.2	Group housing – 2 on site				
15.3	General Residential – 1,75 per apartment				
	SERVICE AREAS				
16	Washing lines, bins etc. may not be visible from outside.				
	LEVELS AND BUILDING PLATFORMS				
17.1	Fill - 1,4 meters max.				
17.2	Cut - 3 meters max.				
	Height of ground above fill - 1,2 meters max.				
	Material allowed – stone work similar approved.				
	No less than two thirds to be covered with plants.				
18	PROVISION OF COMMUNAL OPEN SPACE (GROUP AND GENERAL)				
18.2	Group housing to provide own open spaces as follows				
	Group Housing - 25m ² per dwelling				
18.3	General Residential – 15% of to be landscaped				
19	BOUNDARY WALLS				
	Measurements from NGL.				
	Decision by estate – final				
	Street boundary:				
19.1.1	Landscaping in accordance with landscape guidelines.				
19.1.2	Height – 1,1 meters max.				
19.1.3	May allow height – 1,8 meters max for 60 % of boundary length.				
	Wall finish to match that of house.				
	Wall with palisade – Plinth height - ,6 meter max.				
	Golf Course and open Space boundaries.				
	Plant bedding – may encroach on to golf course by ,8 meter max.				
	Planting to be along entire boundary				
	Must be maintained by home owner				
19.2	Metal or Timber trelliswork height – 1,5 meters max.				
	Subject to approval by ARC				
19.2.3	Tanalith poles				
	Welded Mesh infills				
	Beckaert Plantanet – to be black				
	For privacy - only on Open Space Boundaries				
	May allow height – 1,8 meters max for 50 % of boundary length.				
	Steel palisade height – 1,8 meters max. Plinth not to exceed ,6 meters				
	Side and Internal boundaries				
19.3.1	Wall finish to match that of house.				
	Can be see-through				
	Linking walls should step down to height of boundary wall at least 2 meters				
19.3.1.1	from that particular boundary				
19.3.1.2	Linking walls on golf and street side not closer than house				

	Side boundary walls may not exceed front boundary wall for min. of 4,5 meters from street boundary inwards				
	Walls mentioned above may only be in height -1,5 meters max.				
	Estate may allow height of 1,8 meters max.				
	Side boundary walls may not exceed the golf course boundary wall for min. of 4,5 meters measured from golf course boundary inwards.				
	Tanalith poles CTC between 1,5 and 2,5 meters max.				
20	Pre-cast concrete – not allowed.				
	ROOFS				
	Each roof to be designed in accordance with particular style.				
	Roof angles have to be the same throughout				
20.1	English Country				
	Concrete Roof Tiles:				
	Lafarge Elite Range – All colours				
	Natural Slate				
	Thatch				
	Or approved by ARC				
	Roof pitch - 40° to 45°				
20.2	Rural Victorian				
	Chromadek Corrugated sheet metal.				
	Charcoal, black or light grey.				
	Roof pitch - 40° to 45°				
	Rural Tuscan or Provencal				
	Concrete Roof Tiles: Lafarge				
	Double Roman				
	Cupola				
	All colours except - Grey and green.				
	Roof pitch - 20°				
20.4	Cape Vernacular				
	Chromadek Corrugated sheet metal.				
	Charcoal, black or light grey.				
	Roof pitch - 40° to 45°				
	Flat Roofs				
20.5	Klip Lock secret fix Chromadek finish may be used				
	Colour to match that of main roof.				
	May be used for garages and abutments only				
	Must be surrounded by parapet walls on all sides				
	No IBR sheeting allowed				
20.6	Thatch Lapa's Only allowed when Main house is thatched.				
	The roof of any loose standing pitch roof building/lapa etc. have to match that of the main building				
	Exterior Walls				
20.1	<i>English Country</i>				
	Corobrik – Clifton Travertine or similar approved.				
	Corobrik - Autumn Smooth or similar approved.				
	Plaster and painted in colours:				
	Plascon - nr. 07-B2-2 (Annabell)				
	Plascon – nr 05-C2-1(Ripe Oats) or similar.				
21.2	<i>Rural Victorian</i>				
	De Hoop – Red Travertine				
	Plaster and painted in colours:				
	Plascon - nr. Y4-B2-3 (Ivory white)				
	Plascon – nr Y2-B2-2(Harvest Wreath) or similar.				

21.3	<i>Rural Tuscan or Provencal</i>				
	Corobrik – Summer Gold Rustic				
	Corobrik – Summer Gold Travertine				
	StippleCrete by Cemcrete – colours				
	Salmon				
	Beige				
	Tan				
	Plascon - nr. 07-B2-2 (Annabell)				
	Plascon – nr 05-C2-1(Ripe Oats) or similar.				
21.4	<i>Cape Vernacular</i>				
	No face brick				
	Plaster and painted in colours:				
	Plascon - nr. Y4-B2-3 (Ivory white)				
	Plascon – nr Y2-B2-2(Harvest Wreath) or similar.				
	Exterior Doors and Windows				
22.1	<i>English Country</i>				
	Timber – Stained , varnished or painted.				
	Aluminum white charcoal or black				
	No natural or bronze allowed.				
	Square or rectangular (1wide : 1,5 high)				
	Patio Doors to recessed at least 0,5 meters into exterior wall or placed behind 1,5 meter pergola				
	Garage Doors – colour – match doors and windows				
	Not too ornate				
	No 4,8 wide doors allowed				
	Doors should compliment the style/context				
22.2	<i>Rural Victorian</i>				
	Timber – Stained , varnished or painted.				
	Aluminum white charcoal or black				
	No natural or bronze allowed.				
	Square or rectangular (1m wide : 1,5m high)				
	Patio Doors to recessed at least 0,5 meters into exterior wall or placed behind 1,5 meter pergola				
	Garage Doors – colour – match doors and windows				
	Not too ornate				
	No 4,8m wide doors allowed				
	Doors should compliment the style/context				
	<i>Rural Tuscan or Provencal</i>				
	Timber – Stained , varnished or painted.				
	Aluminum - charcoal or black				
	No natural or bronze allowed.				
	Square or rectangular (1wide : 1,5 high)				
	Patio Doors to recessed at least 0,5 meters into exterior wall or placed behind 1,5 meter pergola				
	Timber French Doors or sliding stacking – permitted only				
	Garage Doors – Timber or sectional overhead - allowed				
	Garage Doors – colour – match doors and windows				
22.3	<i>Cape Vernacular</i>				
	Timber – Stained , varnished or painted white or historic green.				
	Aluminum white charcoal or black				
	No natural or bronze allowed.				

	Square or rectangular (1 wide : 1,5 high)			
	Patio Doors to recessed at least 0,5 meters into exterior wall or placed behind 1,5 meter pergola			
	Garage Doors – colour – match doors and windows			
	Not too ornate			
	No 4,8m wide doors allowed			
	Doors should compliment the style/context			
23	STONE CLADDING			
	Only natural stone - permitted			
24	CHIMNEYS			
	<i>English Country</i>			
	The use stone chimneys are allowed			
	Only Rooster type weather is allowed. Common wind cowls are not allowed			
	<i>Rural Victorian</i>			
	The use stone chimneys is allowed			
	Only Rooster type weather vane is allowed. Common wind cowls are not allowed			
	<i>Rural Tuscan or Provençal</i>			
	The use stone chimneys are allowed			
	Only Rooster type weather vane is allowed. Common wind cowls are not allowed			
	<i>Cape Vernacular</i>			
	Only plastered and painted chimneys are permitted.			
25	BASEMENTS			
	Definition: When ceiling of basement is less than 1 meter above average ground level height.			
	See Figure. 13			
26	BALUSTRADES			
	Simply and elegantly			
	Compliment design			
	No pre-cast concrete permitted			
27	AWNINGS, CARPORTS, POSTS AND PERGOLAS			
27.1	Carports must have flat pitch			
	Hidden behind fascia			
27.2	Supports may be large timber sections 200 x 200 min. or			
	Brick or sandstone columns to be 270 x 270 min.			
27.4	Have to blend in with house style			
27.5	No bright stripes allowed			
27.6				
29	PAVING			
	All paving visible from street or ground floor must be the following:			
29.1	Brick or broken paving – colour to compliment house			
29.2	Pre-cast cobbles or flagstones			
29.3	Exposed aggregate concrete panels, bordered with brick or cobbles			
29.4	Loose aggregate bordered with brick or cobbles			
29.6	Concrete surfaces are not allowed			
	Tar			
29.7	Driveways must be paved to the edge of the kerb			
29.8	2 x 110 ø PVC Pipe must be installed underneath paving to allow for future cables or pipes			
30	LANDSCAPING.			
	Architects to make owners aware of guidelines			
31	SWIMMING POOLS.			
31.1	No pools above ground permitted (eg Porta Pools)			

	Jacuzzi's to be screened from public view				
31.2	Pool surrounds to match paving				
31.3	Pool filtration systems – not cause disturbance				
	Pool filtration systems - not visible from outside the erf				
31.4	Pool enclosure to comply with NBR (SABS 0400 clause DD4)				
	Pool enclosure to have simple design				
31.5	Back wash have to be discharged into sewer system				
32	TV ANTENNAE AND SATELITE DISHES				
32.1	Obscured and concealed – as much as possible				
	BURGLAR BARS				
33.1	Burglar bars to have simple patterns				
	Too ornate will not be allowed				
33.2	RA to give final approval				
33.3	External basket type only permitted with Tuscan – Style houses				
34	Water and Energy Savings				
	Energy saving devices eg. Dual flush, low flow shower etc. are to be implemented				
35	Miscellaneous				
35.1	Tool sheds, animal shelters are permitted but may not be visible from a street or golf course				
35.2	Audible alarms are not allowed				
35.4	Air Conditioner condenser units must be well concealed and not visible from the street or golf course				
35.5	Boats, trailers and caravans may not be visible from the street.				
35.6	It is suggested that safety glass be used when facing the golf course				
35.7	Solar heaters may not have external tanks				
	As far as possible be installed on secondary roofs least visible from street and golf course				
35.8	No flood lights permitted				
35.9	No aluminum canvas clip on screens are permitted over windows and doors				