



PLAN SUBMISSION PROCEDURE.

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1. INTRODUCTION

- a.) 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.
- b.) 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).
- c.) 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).
- d.) The Estate Management together with the Home Owners Association shall from time to time appoint the Architectural Review Committee (ARC), 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).
- e.) In addition to the PRA above the Services of BBC Services (Boland Building Control Services) have been rendered to assist in ensuring that Guide and plans are been adhered to.
- f.) 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.
- g.) 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.

- h.) 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. SUBMISSION PROCEDURE

- a) The following must accompany the first submission of building plans to the Mount Royal Home Owners Association:
- One complete set of working drawings
 - Architectural Compliance Certificate and Owner's Undertaking, completed and signed
 - Fees and charges paid where applicable.
 - A copy of the professionals SACAP (SA Council for the Architectural Profession) registration certificate is to be attached.

These documents are to be delivered to the Mount Royal Home Owner's Association Offices situated at the Estate Service Centre.
Business hours: 08:00 am to 16:30 pm Monday to Friday.

- b) Barring unforeseen circumstances, comments will be available to be forwarded to the design architects within ten days of submission. Design architects are obliged to contact this office in order to obtain comments.
- c) Should re-submission of plans be necessary, additional scrutiny fees, as provided for may be levied at an hourly rate by the Home Owners Association.
- d) After initial submission stated in 2(a) above one set of drawings clearly indicating the corrections/changes duly made as per Architectural Review Checklist is to be re-submitted.
- e) After approval from the Architectural Review Committee has been obtained, four complete sets of drawings are to be submitted to the Home Owners Association for stamping. These sets have to be collected and submitted to the local authority for final approval.
- f) Should the design architect be confident that he/she attended to all the corrections/changes indicated on the Architectural Review Checklist, step (d) and (e) may be combined.

3. FEES AND CHARGES

All fees and charges are excluding VAT and all cheques must be made out Mount Royal Golf and Country Estate Homeowners Association.

| | |
|--|-----------------------------------|
| Plan Scrutiny | R3 000-00 + R420-00vat = R3420-00 |
| Plan Scrutiny Additional Hourly charge (if applicable) | R 600-00 + R 84-00vat = R 684-00 |
| Alterations and/or Additions | R 800-00 + R 112-00vat = R 912-00 |

4. BANK DETAILS

Bank: First National Bank.
Account name: Mount Royal Golf and Country Estate.
Account number: 62128231397
Branch: 200-507 (Malmesbury)

5. CONTACTS

Plan Submission and Building Control:
Boland Building Control Services
Frans Wium
Cell 0832610880

Or

Principle Review Architect:
Reg Whittaker
Cell 0833093024

Or

Mount Royal Estate Administration
Telephone : 0224828811
Facsimile : 0224828822

6. ARCHITECT'S COMPLIANCE CERTIFICATE AND OWNER'S UNDERTAKING

I, _____ Prof. Reg. nr. _____,

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 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 and / or the Swartland Municipality in error.

I accept that a written statement from the Principal Reviewing Architect shall be *prima facie* evidence of any 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 _____

This checklist is for reference purposes only and does not have to be completed.



MOUNT ROYAL
GOLF & COUNTRY ESTATE

Architectural Review Checklist

| | |
|-----------------|--------------------------|
| <u>ERF NO.:</u> | <u>DATE OF SCRUTINY:</u> |
|-----------------|--------------------------|

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 | | | | |

| | | | | | |
|-----|--------------------------------------|--|--|--|--|
| 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 Voëlvlei 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 – 1 meter or more (windows allowed) | | | | |
| | Other: | | | | |
| 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 (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 4,8m 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 Provencal</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 | <u>Solariums – not permitted.</u> | | | | |
| 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 | | | | |
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