



Complete blocks marked in grey

ADDENDUM B - Architectural Review Checklist

ERF NO: 9	DATE OF SCRUTINY: 1 ST 2 ND SCRUTINISED BY:	ARCHITECTURAL STYLE: English Country / Rural Victorian / Rural Tuscan or Provencal / Cape Vernacular
DESIGNER: Complete	EMAIL:	TEL:
CLIENT:	EMAIL:	TEL:

1 st SUBMISSION - DOCUMENTATION REQUIRED (Email to architect@mountroyalestate.co.za)		Y/N
	Proof of SACAP registration (pdf) (Copy of designers SACAP certificate)	
	Proof of payment (request invoice from accounts@mountroyalestate.co.za .)	
	Addendum A – Architect's Compliance Certificate and Owner's Undertaking (Completed & signed, pdf)	
	Addendum B – Architectural Review Checklist (This page only completed, irrelevant styles deleted, all in Word format)	
	Land Surveyors Certificate	
	Complete set of municipal drawings (No pre-scrutiny or sketch plans to be submitted.) (pdf)	
	Motivation letter for any deviation from Guide requirements. (Additional MR submission fees will be charged to the Owner)	
SUBMISSION TO THE MUNICIPALITY		
	Final submission drawings will be electronically stamped by the Mount Royal ARC. A copy of the drawings approved by the Municipality must be delivered to the Estate Manager's office prior to handing over the site to the contractor.	

DISCLAIMER:

The drawings submitted have been scrutinized to the best of our ability. The ARC does not take responsibility that the drawings submitted conform to the Architectural Guide. This responsibility remains that of the project designer.

NOTE:

- Designers must attend to EVERY clause before submitting and to every comment before resubmitting. Non compliant submissions will be referred back to the designer for checking.
- DEVIATIONS from the Guide requirements:** The designer shall submit a complete motivation letter for any deviations from the Guide. Existing examples of other such deviations on the Estate shall not be accepted as motivation. The ARC is not compelled to support such deviation. The Owner will be charged an additional fee for this process)
- The notes/corrections or changes made to these drawings are to be thoroughly discussed with the owner of the house.
- Changes/corrections made after the initial submission must be high-lighted on subsequent submissions.
- Clients must be 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. Failure to do so could lead to clients unnecessarily having to re-do, re-install or re-place items concerning their homes.
- Design architects are to contact the PRA (071 122 7239 / architect@mountroyalestate.co.za) with any enquiries regarding this submission. All other enquiries prior and during construction are to be made to Building Control (buildingcontrol@mountroyalestate.co.za).

GENERAL COMMENTS:

INFORMATION REQUIRED ON MUNICIPAL DRAWINGS		YES	NO	N/A	COMMENTS
1.	GENERAL				
1.1	Selected building style clearly indicated				
1.2	Site Plan				
1.3	0.5m contours and site elements (Clause 11)				
1.4	Floor plans				
1.5	Roof plan				
1.6	Elevations				
1.7	Sections				
1.8	Service connection points, all services on sidewalks				
1.9	Drainage plan				
1.10	Schedule of finishes (as per building style)				
1.11	Privacy				
1.12	Context of site				
2.	BUILDING TYPE (Clause 7-8)				
2.1	Single Residential				
2.2	Group Housing (Royal Toscana)				
3.	BUILDING MASS (Clause 10)				
3.1	Dominant core, width between 5m – 8m max.				
3.2	Secondary elements (wings) - width between 3,5m and 5m max.				
4.	OUTBUILDINGS (Clause 10)				
4.1	Garages				
4.1.1	Can be free standing / incorporated in the core building / separate with linking element				
4.2	Granny Flats				
4.2.1	Complies with Municipal and Provincial notice . (p73 – def Outbuilding) – not second dwelling				
4.2.2	<60m² (Complies with Municipal bylaws)				
4.2.3	Incorporated in core building				
4.2.4	1x Additional on site parking to be provided.				
5.	BUILDING HEIGHT (Clause 11)				
5.1	Heights				
5.1.1	Floor level heights indicated on plans, relevant to contours				
5.1.2	Gradient line indicated on GF plan				
5.1.3	Height lines parallel to gradient line - Double storey 10m - on all sections and elevations - Single storey – on 1 section and 1 elevation				
5.1.4	Dimensions for floor, wall plate and roof apex heights on sections and elevations				
5.1.5	Owner required to have lower ground floor level certified				
5.2	Single and double storey:				
5.2.1	Roof ridge height – 10m max. above gradient line				
5.2.2	Wall plate height – 7m max. above gradient line				
5.2.3	First floor / lower floor may not exceed 75% of Ground Floor. (Not including garage if separate from main building)				
5.3	North of the entrance drive, between Tetbury Hill Road and the N7 may be double storey with :				

5.3.1	Roof ridge height max 8m above gradient line				
5.3.2	Wall plate height max 3,5m above gradient line				
5.4	Flat roofed abutments height– 4m max above gradient line				
5.5	Storeys Max 2 storeys (incl habitable area / garage on lower level) Typical Typical + habitable roof space = 1 storey Elevated + habitable roof space = 2 storeys				
5.5.1	Room heights (floor to ceiling) higher than 3m shall be deemed as a double storey				
5.5.2	Habitable roof spaces shall be deemed to be a storey if roof plate height is elevated				
5.6	Basements - to discretion of ARC (Clause 27) max 1m or min 2m NGL MGL basement				
5.6.1	Unhabitable room				
5.6.2	FFL 2m min below NGL				
5.6.3	Soffit 1m max above gradient line.				
5.7	Group Housing (Royal Toscana, etc.)				
5.7.1	Roof ridge height – 8m max above gradient line				
5.7.2	Wall plate height – 5.7m max above gradient line				
6.	LEVELS AND BUILDING PLATFORMS (Clause 12)				
6.1	Fill				
6.1.1	Max 1,4m fill above NGL. Give measurement at highest fill point				
6.1.2	More than 1.4m – plant boxes / steps / stonework / earthworks / etc				
6.1.3	Excessive / no fill more than 2m in building line area – only in exceptional cases and where there is little implications to neighbouring property				
6.2	Cut				
6.2.1	Max 2m cut below NGL. Give measurement at lowest cut point				
6.2.2	More than 2m – neighbor to consent + ARC discretion				
6.2.3	More than 2m – engineers stabilizing details				
6.2.4	More than 2m - Min two thirds covered with plants.				
7.	BUILDING LINES (Clause 13)				
7.1	Single Residential				
7.1.1	Street – 4.5 meters				
7.1.2	Lateral (side) boundaries – 1,5m min, sum of both sides – 4m min.				
7.1.3	Back – 1.5 meters				
7.1.4	Any boundary to Golf Course, Open Space – 3m min.				
7.1.5	Carports – 0 m or 1 m+ on one boundary only				
7.2	Group Housing (Royal Toscana)			n/a	
7.2.1	Street building line – 2m			n/a	
7.2.2	Garage – 6m min from kerb			n/a	
7.2.3	Lateral Building line – 0m (no windows allowed)			n/a	
7.2.4	Lateral Building line – 1m or more (windows allowed)			n/a	
7.2.5	Any boundary to Golf Course, Open Space – 3m min.			n/a	
7.3	Consolidated erven (Clause 16)				
7.3.1	Street – 4.5 meters				

7.3.2	Lateral boundary (erven facing same street) – 3m min. Sum of both sides – 7m min.				
7.3.3	Lateral (side) boundary (erven facing different streets) – 2.5m min. Sum of both sides – 6m min.				
7.3.4	Back boundary – 3 meters min.				
8.	COVERAGE (Clause 14)				
8.1	Single residential – 50%				
8.2	Group Housing – 70% (Royal Toscana)			n/a	
9.	GROSS BUILDING AREAS (Clause 15)				
9.1	Single residential – 160m ²				
9.2	Group Housing – 100m ² (Royal Toscana)			n/a	
10.	CONSOLIDATION OF ERVEN (Clause 16)				
10.1	Subject to approval by HOA + Municipality				
10.2	Max 15m facade without articulation / setback				
10.3	Coverage – 40% max				
10.4	Minimum bulk area (incl garages and outbuildings) – 300m ²				
11.	STORMWATER: (Clause 17)				
11.1	Provision for stormwater from higher properties				
11.2	Stormwater drainage pipe outlet				
12.	PARKING AND DRIVEWAYS (Clause 18)				
12.1	Measurements of driveways.				
12.2	Site Plan – indicate sidewalks and all services on sidewalk, including street lights, culverts, etc.				
12.3	Single residential – 2 garages/carports + 2 parkings bays <u>on site</u>				
12.4	Group housing – 2 parkings <u>on site</u> (Royal Toscana)			n/a	
13.	SERVICE AREAS (Clause 19)				
13.1	Washing lines, bins etc. may not be visible from outside. Area confined enough				
13.2	Indicate washing line				
13.3	1.8m service yard wall				
13.4	Gate defined to screen sufficiently				
14.	RETAINING WALLS (Clause 20)				
14.1	Waterproofing specified				
14.2	At boundaries – influence on neighbours				
15.	BOUNDARY WALLS (Clause 21)				
15.1	ARC and Estate decision regarding boundary walls by is final				
15.2	Any changes to an existing boundary wall: Supply A3 drawing, signed by the owner of the affected neighbouring property				
15.3	Separate set of elevations to indicate boundary walls, with existing walls accurately, proposed new walls, finished ground level both sides.				
15.4	Indicate all existing boundary walls on site plan, sections, elevations. Sections and elevations to include both side boundaries, with section through boundary wall / embankment / fence. Accurate FGL levels on neighbouring sides.				
15.5	Dimensions from NGL at max cut and max fill .				
15.6	Indicate maximum dimension from FGL to top of wall on <u>both</u> sides of boundaries on ALL sections and elevations				
15.7	NOTE ON DRAWINGS - All walls and fencing indicated on the approved building plans must be completed prior to occupation. - Boundary walls that have a retaining wall component must be constructed prior to occupation. - All street, golf course and open area walls, fencing and planter boxes must be completed prior to occupation.				
15.8	The top edge steps maximum 300mm increments.				
15.9	Walls may not be stepped at corners.				
15.10	Street boundary:				
15.10.1	Sidewalk landscaping in accordance with landscape guidelines - note				
15.10.2	Height – 1.2 meters max.				

15.10.3	May allow height if good reason – 1,8m max for 60 % of boundary length				
15.10.4	Max 1.4m without articulation				
15.10.5	Detail indicating portion of street elevation, showing finishes, detailing and construction				
15.10.6	Wall finish to match that of house.				
15.10.7	Wall with palisade may be 1.8m – Plinth height 0,6m max, masonry piers				
15.11	Golf Course and Open Space boundaries.				
15.11.1	Plant bedding – may encroach on to golf course by 0,8m max.				
15.11.2	Planting to along entire boundary				
15.11.3	Must be maintained by home owner				
15.11.4	Metal or timber trelliswork height – 1,5m max.				
15.11.5	Subject to approval and discretion by ARC, if for valid reasons:				
15.11.6	Masonry / natural stone wall to match style, 1,8m max for 50 % of boundary length.				
15.11.7	Steel palisade height – 1,8m max. Plinth not to exceed 0,6m				
15.11.8	Tanalith poles – 1.5m max. Posts 1.5-2.5m c/c. Welded mesh / black Beckart Plantanet infills optional				
15.12	Other side and back boundaries				
15.12.1	Masonry / natural stone wall finish to match that of house.				
15.12.2	Wall max 1.5 above lowest adjoining FGL				
15.12.3	ARC may allow height of 1,8m max for privacy.				
15.12.4	Tanalith poles as per 21.4.5.2				
15.12.5	Hedges or shrubs				
15.12.6	No pre-cast concrete				
15.12.7	Side boundary walls between boundary + building line – max street boundary wall height				
15.12.8	Side boundary walls between street building line + house - 1,5m max.				
15.12.9	Side boundary walls between golf course / open space to 4.5m inwards – same height as golf course / open area boundary wall / fence. If none, step down to 1.1m				
15.12.10	Non-retaining boundaries facing undeveloped adjacent stands may be neatly fenced temporary				
15.13	Linking walls:				
15.13.1	Palisade / trellis unless walls for privacy.				
15.13.2	Linking walls to step down to height of boundary wall at least 2 meters from such boundary				
15.13.3	Linking walls not closer to golf or street side than house				

BUILDING STYLE FEATURES *(delete styles not relevant)*
(Clauses 22 – 24, 26)

16.	English Country:	YES	NO	N/A	COMMENTS
16.1	Exterior Walls				
16.1.1	Facebrick: - Corobrik – Cape Stormberg - Corobrik – Golden Harvest - or similar approved.				
16.1.2	Plaster and painted Colour specifications available at Management office. Note on drawings: “Paint colour as per Estate specifications. Colour samples for main paint and accent colours to be prepared by Contractor and approved by Estate”				
16.1.3	Columns – well detailed to suit style				
16.1.4	No glass balustrades				
16.2	Exterior Doors and Windows				

16.2.1	Not too ornate, 340mm between windows / doors				
16.2.2	Timber – stained, varnished or painted white.				
16.2.3	Aluminum – white, charcoal or black				
16.2.4	No natural or bronze allowed.				
16.2.5	Square or rectangular (ratio 1m wide : 1,5m high)				
16.2.6	Patio doors (framed and unframed) to be recessed at least 0,5m into exterior wall or placed behind 1,5m roof in line / pergola				
16.2.7	Bay Windows				
16.2.8	Dormer Windows				
16.2.9	Maximum 4.8m wide doors, vertical division				
16.2.10	Doors should complement the style/context				
16.2.11	Garage doors – colour – match doors and windows				
16.3	Roof				
16.3.1	Concrete Roof Tiles: Coverland Elite Range – All colours except green				
16.3.2	Natural Slate				
16.3.3	Thatch				
16.3.4	Roof pitch - 40° to 45°				
16.3.5	Roof overhang				
16.4	Chimneys				
16.4.1	Natural stone / facebrick chimneys recommended				
16.4.2	Only rooster type weathervane is allowed, no common wind cowls allowed				
16.5	Complies stylistically				
16.6					

16.	2. Rural Victorian:	YES	NO	N/A	COMMENTS
16.1	Simple, less adorned than Victorian.				
16.2	Exterior Walls				
16.2.1	Facebrick: - Corobrik - De Hoop Red Travertine - Tokai Red Travertine - or similar approved.				
16.2.2	Plaster and painted Colour specifications available at Management office. Note on drawings: "Paint colour as per Estate specifications. Colour samples for main paint and accent colours to be prepared by Contractor and approved by Estate"				
16.2.3	Columns – well detailed. Preferably timber to match pergolas				
16.2.4	No glass balustrades				
16.2.5	Timber detailing for balustrades, columns, pergolas				
16.3	Exterior Doors and Windows				
16.3.1	Not too ornate, 340mm between windows / doors				
16.3.2	Timber – stained, varnished or painted white.				
16.3.3	Aluminum – white, charcoal or black				
16.3.4	No natural or bronze allowed.				
16.3.5	Square or rectangular (ratio 1m wide : 1,5m high)				
16.3.6	Patio doors (framed and unframed) to be recessed at least 0,5 meters into exterior wall or placed behind 1,5m roof in line / pergola				
16.3.7	Maximum 4.8m wide doors, vertical division				
16.3.8	Garage doors – colour – match doors and windows				
16.3.9	Max 4,8 wide doors allowed				
16.3.10	Doors should complement the style/context				
16.4	Roof				

16.4.1	Chromadek corrugated sheet metal - charcoal, black or light grey.				
16.4.2	Roof pitch - 40° to 45°				
16.4.3	Roof overhang				
16.5	Chimneys				
16.5.1	Natural stone / facebrick chimneys are allowed				
16.5.2	Only rooster type weathervane is allowed, no common wind cowls allowed				
16.6	Complies stylistically				
16.7					

16.	3. Rural Tuscan or Provencal	YES	NO	N/A	COMMENTS
16.1	Asymmetrical massing.				
16.2	Exterior Walls				
16.2.1	Facebrick: - Corobrik – Golden Harvest Rustic - Or similar approved				
16.2.2	Textured, earth toned walls-				
16.2.3	StippleCrete by Cemcrete – colours Salmon / Beige / Tan				
16.2.4	Plaster and painted Colour specifications available at Management office. Note on drawings: “Paint colour as per Estate specifications. Colour samples for main paint and accent colours to be prepared by Contractor and approved by Estate”				
16.2.5	Columns –well detailed. Precast doric column heads and bases will be accepted				
16.2.6	No glass balustrades				
16.3	Exterior Doors and Windows				
16.3.1	Not too ornate, 340mm between windows / doors				
16.3.2	Timber – wood tone stained or varnished				
16.3.3	Aluminum – white, charcoal or black epoxy coated				
16.3.4	No natural or bronze anodizing allowed.				
16.3.5	Square or rectangular (ratio 1m wide : 1,5m high)				
16.3.6	Patio doors (framed and unframed) to be recessed at least 0,5 meters into exterior wall or placed behind 1,5m roof in line / pergola				
16.3.7	High level clerestory windows serving attic rooms may be wider than it is tall.				
16.3.8	Double volume windows serving double volume areas are to be taller than it is wide.				
16.3.9	Timber French doors or sliding stacking patio doors are preferred.				
16.3.10	Such patio doors to recessed at least 0,5m into exterior wall. The eave line must continue along the plane of the exterior wall over such sliding door opening or the opening shall be placed behind 1,5m roof in line / pergola.				
16.3.11	Garage doors – timber or sectional overhead (colour to match doors and windows)				
16.3.12	External basket type burglar bars permitted				
16.4	Roof				
16.4.1	Concrete roof tiles: - Coverland Double Roman / Copula - All colours except greys and greens.				
16.4.2	With minimal roof overhang				
16.4.3	Roof pitch – 20-26°				
16.5	Chimneys				
16.5.1	Natural stone chimneys recommended				
16.5.2	Only rooster type weathervane is allowed, no common wind cowls allowed				

16.6	Complies stylistically				
16.7					

16.	4. Cape Vernacular	YES	NO	N/A	COMMENTS
16.1	White wall dominated architecture, dark roofs				
16.2	Exterior Walls				
16.2.1	No face brick				
16.2.2	Plaster and painted Colour specifications available at Management office. Note on drawings: "Paint colour as per Estate specifications. Colour samples for main paint and accent colours to be prepared by Contractor and approved by Estate"				
16.2.3	Columns – simple and well detailed				
16.2.4	Plastered and painted balustrades are preferred. Timber.				
16.2.4	Glass balustrades will only be accepted at the side and back of Cape Vernacular designs, subject to ARC approval before installation.				
16.3	Exterior Doors and Windows				
16.3.1	Not too ornate, 340mm between windows / doors				
16.3.2	Timber – stained, varnished or painted white / antique green.				
16.3.3	Aluminum – white, charcoal or black				
16.3.4	No natural or bronze allowed.				
16.3.5	Square or rectangular (ratio 1m wide : 1,5m high)				
16.3.6	Patio doors (framed and unframed) to be recessed at least 0,5m into exterior wall or placed behind 1,5m roof in line / pergola				
16.3.7	Garage doors – colour to match doors and windows				
16.3.8	Max 4,8m wide doors allowed				
16.3.9	Doors should complement the style/context				
16.4	Roof				
16.4.1	Chromadek corrugated sheet metal - Charcoal, black or light grey-				
16.4.2	Thatch				
16.4.3	Roof pitch - 40° to 45°				
16.4.4	Roof overhang				
16.4.5	Sheet metal "pergola" roofs may be pitched, with exposed trusses, without gable walls – only in extraordinary circumstances				
16.5	Chimneys				
16.5.1	Only plastered and painted chimneys are permitted.				
16.6	Complies stylistically				
16.7					

16.	5. Royal Tuscana	YES	NO	N/A	COMMENTS
	Refer to colours, finishes and design of the existing residence on Erf 10408. New designs are to comply strictly with this example.				
16.1	Asymmetrical massing.				
16.2	Exterior Walls				
16.2.1	Facebrick accents: - Corobrik – Golden Harvest Rustic				
16.2.2	StippleCrete by Cemcrete – colours Beige / Tan				

16.2.3	Plaster and painted Colour specifications available at Management office. Note on drawings: "Paint colour as per Estate specifications. Colour samples for main paint and accent colours to be prepared by Contractor and approved by Estate"				
16.3	Exterior Doors and Windows				
16.3.1	Not too ornate, 340mm between windows / doors				
16.3.2	Aluminum – white, charcoal or black epoxy coated				
16.3.3	No natural or bronze anodizing allowed.				
16.3.4	Square or rectangular (ratio 1m wide : 1,5m high)				
16.3.5	Larger windows to have cross divisions of equal size. Narrower windows to be divided horizontally into equal planes. Window divisions to be in same proportion as window shape.				
16.3.6	Patio doors (framed and unframed) to be recessed at least 0,5m into exterior wall or placed behind 1,5m roof in line / pergola				
16.3.7	High level clerestory windows serving attic rooms may be wider than it is tall.				
16.3.8	Double volume windows serving double volume areas are to be taller than it is wide.				
16.3.9	Windows to have plastered surrounds, painted in the same wall colour or a shade lighter / darker.				
16.3.10	Accent windows to receive brick / faggot detail in Corobrik – Golden Harvest Rustic				
16.3.11	Timber French doors or sliding stacking patio doors are preferred. No sliding doors.				
16.3.12	Such patio doors to recessed at least 0,5m into exterior wall. The eave line must continue along the plane of the exterior wall over such sliding door opening or the opening shall be placed behind 1,5m pergola.				
16.3.13	Garage doors – timber or sectional overhead (colour to match doors and windows)				
16.4	Roof				
16.4.1	Concrete roof tiles: - Coverland Copula – Farmhouse Red				
16.4.2	With minimal roof overhang				
16.4.3	Roof pitch – 20°				
16.4.4	Rain water gutters to compliment corbelling. Colour to match wall / corbelling colour.				
16.5	Chimneys				
16.5.1	Block shape with brick or natural stone detail.				
16.5.2	Only rooster type weathervane is allowed, no common wind cowls allowed				
16.6	Ventilators in gable walls to be "Cape Vent – SF83 Décor Vent"				
16.7	Paving to be clay brick pavers in tan-camel colour with black border.				
16.8	Complies stylistically				
16.9					

		YES	NO	N/A	COMMENTS
17.	ROOFS (Clause 22)				
17.1	As per selected style				
17.2	Roof angles to be the same throughout				
17.3	Rainwater goods				
17.4	Flat Roofs				
17.4.1	Klip Lock Secret Fix (Chromadek finish to match main roof)				
17.4.2	May be used for garages and abutments only, parapet walls on all sides				

17.4.3	Concrete roof: Upstand on edge Indicate drainage on the roof plan, downpipes on elevations and plans. Waterproofing and stone				
17.5	No IBR or translucent sheeting allowed				
17.6	Thatched lapa's only allowed when main house is thatched.				
17.7	The roof of any free standing pitched roof building / lapa etc. to match that of the main building				
18.	STONE CLADDING (Clause 25)				
18.1	Only natural stone - permitted				
19.	CHIMNEYS (Clause 26)				
19.1	All chimneys as per style and to be of the closed type.				
19.2	Chimney cowls - "rooster" type weather vane / "Jetmaster" / "Turbocowl" types or equivalent approved by ARC.				
19.3	Chimneys to wood combustion fire places: a) Max 250mm in diameter, b) Colour to be match that of the roof or stainless steel; and c) May not exceed the height of the immediate roof by more than 300mm.				
20.	BALUSTRADES (Clause 28)				
20.1	Simple and elegant to compliment design				
20.2	No pre-cast concrete permitted				
20.3	Glass balustrades will only be accepted at the sides and back of Cape Vernacular designs, subject to ARC approval before installation.				
21.	AWNINGS, CARPORTS, POSTS AND PERGOLAS (Clause 29)				
21.1	To compliment house style				
21.2	Carport roofs must have flat pitch with parapets / fascias all sides				
21.3	Supports may be large timber sections 200 x 200 min. or				
21.4	Brick or sandstone columns to be 270 x 270 min.				
21.5	Aluminium louvres and retractable canvas roof covering acceptable				
21.6	Timber pergolas: Slats shall be maximum 600mm c/c and minimum 200mm deep.				
21.7	No bright stripes / translucent sheeting allowed				
21.8	Solariums – not permitted.				
22.	PAVING (Clause 32)				
22.1	Paving specified on site plan				
22.2	Driveways must be paved to the edge of the kerb, joining street surface with curved lines				
22.3	All paving visible from street or ground floor must be the following:				
22.3.1	Brick or broken paving – colour to compliment house				
22.3.2	Pre-cast cobbles or flagstones				
22.3.3	Exposed aggregate concrete panels, bordered with brick or cobbles				
22.3.4	Loose aggregate bordered with brick or cobbles				
22.4	Not allowed - concrete surfaces, tarred surfaces				
22.5	2 x 110 Ø PVC Pipe must be installed underneath paving to allow for future cables or pipes				
23.	SWIMMING POOLS (Clause 34)				
23.1	No portable pools permitted				
23.2	Jacuzzi's to be screened from public view				
23.3	Pool filtration systems – noise not cause disturbance				
23.4	Pool filtration systems - not visible from outside the erf				
23.5	Pool enclosure to comply with NBR (SABS 0400 clause D4)				
23.6	Pool enclosure to have simple design – 1.2m min				
23.7	Back wash to be discharged into stormwater system				
24.	WATER TANKS (Clause 35)				
24.1	Indicate position of water tank – next to building, not in building line				
24.2	If a water tank is visible from street, the design thereof must form an integral part of the house design or must be screened sufficiently.				

24.3	RWDP's directly linked to tank – no overhead links.				
24.4	Water tank colour tan, light grey or dark grey (no green)				
25.	SOLAR AND GAS HEATING INSTALLATIONS (Clause 36)				
25.1	As far as possible, solar panels to be installed on secondary roofs least visible from street and golf course				
25.2	If on "flat" roofs, may not be visible from street, golf course or open space.				
25.3	Position of exterior gas geyser, non reflective cover.				
25.4	PV panels flush with the roof covering. The colour of any pipes, fittings and/or conduits are to be black or to match the roof colour.				
26.	SERVICES (Clause 37)				
26.1	Services built in / in ducts / out of sight from street and open space and golf course sight / in service yard				
26.2	Exterior surface pipes and conduits painted the same colour as the adjacent wall				
26.3	Gas pipes on exteriors at low level, unobtrusively. No insulation visible.				
26.4	Any visible exterior services shall be selected to have a non reflective finish				
26.5	Screens: - Painted steel / timber framework with fibre cement - Painted steel framework with laser cut steel panels.				
26.6	Air conditioning condenser units unobtrusively, not visible from the street, low level on ground				
27.	MISCELLANEOUS (Clause 38)				
	ADD ON DRAWINGS AS 1 NOTE TO OWNERS AND CONTRACTORS:				
27.1	Burglar bars to have simple patterns - to ARC approval				
27.2	Television aerials and satellite dishes shall, as far as possible, be placed out of street sight.				
27.3	Paint colours specified in this document can be viewed at the Estate office. Actual samples to be painted in sun and shade areas for approval by the Estate Manager prior to ordering of paint. The contractor to is to supply the Estate Manager with an A4 labeled brush out of each external paint colour for record keeping purposes.				
27.4	Tool sheds, animal shelters are permitted but may not be visible from a street or golf course or above boundary walls				
27.5	Audible alarms are not allowed				
27.6	Boats, trailers and caravans may not be visible from the street.				
27.7	It is suggested that safety glass be used when facing the golf course				
27.8	No flood lights permitted				
27.9	No aluminum canvas clip on screens are permitted over windows and doors				
27.10	No bird repellent reflectors will be allowed.				
27.11	No reflective glass treatments or types will be allowed.				