KINGSWOOD GOLF ESTATE HOME OWNERS ASSOCIATION (KGE HOA)
ARCHITECTURAL GUIDELINES AND DESIGN MANUAL
FOR SINGLE RESIDENTIAL ERVEN & GROUP HOUSING SCHEMES
BUILDING PLAN SUBMISSION REQUIREMENTS
BUILDING CONTROLS DURING CONSTRUCTION

Kindly note that this Guideline and Manual is subject to change and must be read with the Kingswood Golf Estate Homeowners Association's Constitution, Rules and Environmental Management Plan. All words and phrases used in this Guideline and Manual shall be defined in terms of the said Constitution and Rules unless the context clearly indicates the contrary.

All users of this guideline and manual must satisfy themselves that they are in possession of the current issue as well as the Constitution and Rules before the submission of sketch plans and/ or working drawings.

Please refer to Annexure A, B, C and D. (Copies of which are available at www.kingswood.co.za)
Please refer to Addendum A for Phase 4 and Addendum B for the Hotel / Club House and Lodges Site

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INTRODUCTION

1.1 Kingswood Golf Estate is being developed with a unique cohesive architectural character as an appropriate response to its sensitive environment and location. Cape Vernacular architecture, depicting simplified Edwardian/Victorian architectural elements, forms the basis of the style determined by the Developer.

1.2 These Architectural Guidelines, read in conjunction with the sketches in Annexure C, should be seen as an instrument to maintain an overall design sensitivity. These guidelines allow flexibility for individual expression, whilst creating a uniform style, resulting in diverse designs.

1.3 This manual is supplementary to all relevant acts and statuary regulations.

1.4 All building designs are to be presented, first in sketch form for approval in principle and, thereafter as working drawings, to the Kingswood Architectural Review Committee prior to submission of building plans to the relevant authority. The procedure and requirements are set out at the end of this document.

1.5 These guidelines are subject to periodical review. The Kingswood Architectural Review Committee (KARC) reserves the right to interpret this manual and approve plans at its discretion within the ambit of clauses 1.1 and 1.2 above.

1.5.1 The KARC will consider only building designs submitted by Architects and Architectural Technologists Registered with the South African Council of Architects.

1.6 This Architectural Guideline and Design Manual applies to all residential portions of the Kingswood Golf Estate. However, additional requirements apply to the Kingswood Oval as detailed in clause 19.

1.7 No precedent on the estate will be considered as motivation for variances to these guidelines. Each submission is considered individually, and the KARC reserves the right to grant a dispensation to these guidelines if it deems them architecturally and aesthetically acceptable.

1.8 Notwithstanding allowed architectural elements as described in this document, The KARC reserves the right to use its discretion and allow alternative forms and exclude permitted forms.

1.9 The design and layout of the house should, where ever possible, take into consideration the neighbouring houses' view and the perspective of the golf course. Specific attention is to be paid to the placement of drying yards and services etc

1.10 Upon approval of the drawings by KARC, notwithstanding this fact, any conflict between the approved drawings and specifications and this Guideline, this Guideline shall prevail, unless a specific dispensation for a deviation has been granted in writing by the KGE HOA.

2 BUILDING ENVELOPE

2.1 General Guidelines

- Only one dwelling will be permitted per single residential erf.
- An 'outbuilding' no larger than 6% of the erf's area will be allowed. (Refer to Clause.17 Outbuildings).

- The maximum coverage will be 50%.
- The minimum area of the house will be 150m^2, excluding the area of the garage and verandas.
- The garage may be detached from the main building.

Note:

- "Main Building" refers to the entire building, including single and double storey portions and excludes the garage.
- "Double Storey" refers to where the wall plate height is greater than 1.5m above the first floor finished level.
- "A Loft" refers to where the wall plate height is less than 1.5m above the first floor finish level.
- "Coverage" refers to the footprint of building, (excluding pergolas and unroofed patios) and including verandas, covered patios, garages and outbuildings.
- "Basements" are defined as where the ceiling height, (or soffit height), of the ground floor slab is less than 1m above the average adjoining ground level.

2.2 Building Lines for Single Residential Sites (Sketch 3 and 4)

2.2.1 Street Boundary

2.2.1.1 3m for the main building.
2.2.1.2 5m minimum for a garage facing the street.
2.2.1.3 1.5 m on splayed or angled boundaries where cul-de-sacs occur
2.2.1.4 1m for garages facing away from the street.
2.2.1.5 2.0m for a swimming pool.

2.2.2 Side Boundary / Common Boundary

2.2.2.1 Single storey and Loft Buildings - 3m
Double Storey Buildings - 4m
NOTE: This applies to all side boundaries. ie. not only to the double storey portion of the building.
2.2.2.2 1,5m on splayed or angled boundaries where cul-de-sacs occur.
2.2.2.3 Down to 0,0m for garage up to 1/3 of the length of one side boundary.
2.2.2.4 0,0m for a braai/barbeque, which forms part of a side boundary, fence.
2.2.2.5 2,0m for a swimming pool.
2.2.2.6 0,0m for a pergola on the side boundary. (No longer than 1/3 the length of the affected boundary).

2.2.3 Golf Course

2.2.3.1 6m for main building footprint, including covered verandas and patios.
2.2.3.2 2m for swimming pools.
2.2.3.3 2m for braai/barbeque.
2.2.3.4 2m for pergolas.
2.2.3.5 0,0m setback for retaining wall on golf course/open space boundary subject to Architectural Review Committee discretion.

3 BUILT FORM

3.1 Plan Shape (Sketch 7)

3.1.1 A dominant form of a singular rectangular form or composite rectangular form is required. Rectangular forms may be offset at any angle relative to the boundary.

Cape Vernacular Architecture is characterized by “letter of the alphabet” plan shapes.

Additional (Second dwelling accommodation will be permitted however it must be attached to the main dwelling and have additional off-street parking subject to the George Integrated Zoning Scheme By-Law for second dwellings.

3.1.2 House forms are to be composed of dominant plan elements with limited widths:

3.1.2.1 Dominant forms with double pitched roofs limited to 8,5m maximum width and 4,5m minimum width measured externally.

3.1.2.2 Minor forms such as 'lean-to's' /'afdakke' limited to two thirds maximum of the dominant form width

3.1.2.3 Major form lengths will be not less than 1,5 times the major form width

3.2 Height

3.2.1 A maximum height of 8.5m above the Natural Ground Level will be allowed. The allowed 8.5m “envelope” is parallel to the Natural Ground Level. (Sketch 9; 10; 11). The KARC, may use its discretion with regards to the roof height, on steeply sloping sites.

Note: All height calculations within, 100mm of the allowed height must be checked & confirmed by a qualified land surveyor and must conform to the final approved plans.

3.2.2 Three storey buildings are not permitted.

3.2.3 No mezzanine will be allowed above the first floor (i.e. 2½ storeys will not be permitted)

3.2.4 It is imperative that the building should fit comfortably into the natural contours and orientation of the site, steps and terraces are encouraged.

3.2.5 Chimneys are exempt from this restriction, refer to Clause. 6 'Chimneys'.

3.2.6 Double storey floor area, (including double volume), will be limited to 50% of the footprint of the ground floor structure excluding open patios.

3.2.7 No portion of garage walls occurring on the erf boundary will be higher than 3.5m above natural ground level.

Note: Special permission may be granted to allow garage parapet walls to be more than the maximum 3,5m above natural ground level with a setback 1,5m from the common boundary. Motivation must be given for this dispensation.

3.2.8 The ground floor finished floor level may not be raised higher than 1,2m above the natural ground level. KARC will have discretion to approve, in the case of steeply sloping sites only, a higher floor level subject to the approval of all adjoining property owners.

Note: Natural ground levels are considered as those documented on the contour survey.

4 ROOFS (Refer to sketch 7; 8;12; 13; 14; 15; 16; 17; 18; 19)

4.1 Roof Pitches

4.1.1 Roof to Major Forms

It is encouraged that major plan forms are roofed individually and connected with a linking element i.e. a lean-to or a concrete flat roof.

Only double pitched roofs at a minimum of 40^0 and a maximum of 45º symmetrical about their ridges are permitted on major plan forms.

Although 40^0 roofs are encouraged, 35^0 pitched roofs will be considered only in order for the building to comply with the 8.5m height restriction; under the following circumstances: Double story buildings, only on steeply sloping sites

Major plan roof elements may have eaves that extend no more than or 300mm measured horizontally between plaster finish and eaves plate / fascia board but may extend 600mm horizontally for open eaves only at the discretion of KARC.

4.1.2 Lean-to Veranda Roofs

It is encouraged that lean-to and veranda roofs be connected to major plan forms and where possible used to connect individual major forms.

Lean-to and veranda roofs are to abut vertical walls of major forms, pitched straight at 5^0 to 10º.

4.1.2.1 Where a lean-to roof is used as a connecting element between two major forms, and the ridge of the lean-to is bound by these major forms, this ridge shall occur a minimum of 100mm below the fascia board of the major roof elements.

4.1.2.2 Where a veranda or lean-to roof is used on a 'U' or 'H' shape the veranda or lean-to roof must set back or project from the main structure.

4.1.3 Level Changes

On steeply sloping sites it might be necessary to use a composite of main forms in order to remain within the height restriction. To this end only a concealed flat roof could be used to link the major forms.

4.1.4 Garage Roofs

Roof to garages may form part of the main building's roof, where the garage lies within the major plan form. If a garage utilizes a pitched roof (35 – 45 degree pitch) it must conform to the same building lines, and plan shape requirements as the main house.

Garages may have mono-pitched roofs at (5^0 to10^0 pitch and contained within parapet walls. The gutter should not be visible from the street.

Garage roofs may be concrete.

Roofs with less than 5^0 pitch must have a parapet where visible from street.

4.2 Materials and Colour

4.2.1 Roof coverings to be:

4.2.1.1 Treated & painted small S-profile galvanized corrugated steel sheeting.
4.2.1.2 Approved pre-painted Iscor Chromodek S-profile corrugated steel sheeting or similar.
4.2.1.3 Approved small S-profile Huletts S-13 aluminium pre-painted roof sheets
4.2.1.4 Cementitious or Mazizta flat slates.
4.2.1.5 Brownbuilt Kliplock' Saflok, or similar products approved by the KARC.
Colour: Grey, White, Charcoal or Black as specified or as approved by the KARC.
4.2.1.6 Only one type of the approved roof sheet profile is to be used per erf, however where water proofing issues may arise, (eg on flat roofs). Dissimilar materials / profiles may only be used, when they are the same colour and hidden behind a parapet wall as to not be visible from the estate.

Note: Unpainted steel roofs or other reflective surfaces are not allowed. Spanish or Tuscan clay tiles not allowed.

4.2.2 A continuous flat glazed roof panel system or clear flat polycarbonate sheeting may not be used over verandas

Note: Roof lights used in a veranda or lean-to element must lie in the same plane as the roof sheets.

4.2.3 No thatched roofs and/or thatched lapas will be allowed.

4.3 Roof Lights / Roof Windows / Solar panels

Roof lights and roof windows are to be set into the plane of the roof. Where no veranda is used the roof lights and roof windows must be centred vertically in line with window and door openings in the walls below the roof. Roof windows and roof lights must be the same size where used in the same plane of the roof. Where verandas are used, roof lights and roof windows must be spaced equally (Refer to No. 'Windows' for finishes and colours).

4.3.1 Where a roof light is positioned laterally within 1m, of a highlight window above a veranda, the roof light must be centred on the highlight window.

4.3.2 Solar panels are to be installed flush with the pitch of the roof they are on. No external tanks are permitted. Design of the roof lights, roof windows and solar panels are to be submitted to KARC for approval.

4.4 Dormer Windows / Doors / Ventilators

4.4.1 Dormer windows/doors may be used in the roofs over major plan forms.

Dormer windows will be allowed not only in the hipped ends of a major plan form roof but also may be used in the long side of the facade. A dormer window should have a relationship to the door or window

below the dormer window or series of doors below the dormer window, i.e. be centred on or symmetrically between openings below it.

The dormer window/doors is to be centred on the apex of the hip, when used on hipped ends and will not project past the vertical face of the wall into which it is set.

Dormer windows/doors may be vertical sliding sash or bi-parting side-hung casement. The maximum dimensions for dormer windows are:
Width - 1,8m
Height - 2,4m

The sides of wall or 'cheek' to match roof sheeting.

4.4.1.1 The gable end of a dormer window will be glazed.

4.4.1.2 Dormer to have a minimum of 175mm width bargeboard to gable end and design to match barge boards of the main form.

4.4.1.3 Dormer windows may in fact be 2,4m high doors to form a Juliet balcony - note that balustrading must not project beyond the window/door reveal by more than 300mm.

4.4.1.4 Dormer window colours and finishes to match windows of house.

4.5 Skylights in Concrete Flat Roofs

4.5.1 Where a concrete flat roof element is used, a glazed roof light will be permitted. Such roof lights will adhere to the following requirements:

4.5.1.1 The upper most projection of the roof light will not protrude higher than either parapet wall bounding the concrete roof (Refer to sketch).

4.5.1.2 Glass must be fully non-reflective, and comply with National Building Regulations.

5 GABLES / EAVES / PARAPETS AND GUTTERS (Sketch 19)

5.1 Gable ends to major plan form elements are allowed. Gable ends may be fully glazed Gable type roof/windows may also be utilized i.e. a part gable end to a hipped roof which in turn may also be fully glazed. Note when a gable end is used no parapet wall may be used in conjunction with the gable end.

Note: Minimum fascia width will be 125mm.

5.2 Veranda eaves may project a maximum of 500mm beyond column or post.

5.3 All exposed gutters shall be pre-painted, pre-formed seamless aluminium or similar.

5.4 Fascia boards will be painted.

6 CHIMNEYS (Sketch 20)

6.1 All chimneys are to be masonry plaster & paint, bagged & paint or stainless steel – wind cowls and rotating cowls are permitted subject to KARC approval. Masonry chimneystacks may not project more than 1.0m above the ridgeline of the roof.

6.2 Gas Fire Places

Masonry chimneys are encouraged where gas fire places are used, however where conditions do not reasonably facilitate the construction of a masonry chimney, exposed, metal chimneys may be used.

7 WALL MATERIALS AND FINISHES

7.1 Wall Construction

All external walls to be of clay or cement brick construction as specified by the National Building Regulations for these material types.

7.2 Wall Finishes

7.2.1 No face brickwork will be permitted. Mouldings, quoining or rustication will be permitted above a plinth or around an opening. Plaster & paint, bagged & paint, natural dressed sandstone plinths and/or wall panels, but no Smartstone or similar coloured concrete products will be permitted. Weep holes for cavity wall construction to be evenly spaced.

7.2.2 Wall Colour Scheme

S0500N	HAZELTINE	S2005Y50R	CARNOUSTIE
S1000N	VALDERAMA	S2005Y30R	BANDON DUNES
S1500N	BAYHILL	S3010Y30R - 50%	WINGED FOOT
S1002Y50R	PINEHURST	S3010Y30R - 75%	BIGHORN
S1002R	WHISTLING STRAITS	S3010Y30R	OLD HEAD
S1005Y40R	MEDINAH		
S1005Y70R	TRALEE		
S1502Y50R	BALLY BUNION		

8 WINDOWS (Sketch 21)

8.1 Window Types

8.1.1 Windows sharing the same proportion ratio will be used per house. Square or vertical proportion windows will be used.

8.1.2 Windows will form individual openings with a minimum pier width of 350 mm when paired. Using windows in series behind verandas or pergolas may form larger openings.

8.1.3 Windows must be side-hung or top hung casements or vertical sliding type.

- 8.1.3.1 Cottage pane type windows will be allowed.
- 8.1.3.2 Bay windows will be allowed.
- 8.1.3.3 No external burglar bars will be allowed.
- 8.1.3.4 No square windows larger than 1.5 x 1.5m will be permitted, for double storey.
- 8.1.3.5 Mock sash windows will be allowed.

8.1.4 Windows between veranda roofs and main roofs are recommended.

8.1.5 No timber profile may be less than 45 x 65mm.

8.1.6 No 'Windowblock Type' concrete window frames will be permitted.

8.2 Window Finishes

8.2.1 Window frames should be constructed of either:
- Solid Timber (Painted or varnished)
- Aluminium (Epoxy powder coated – no anodising permitted)
- PVC (White)

Colours for window frames:
- White, dark brown, grey, black, charcoal or natural timber

Note: Only one window colour will be allowed per house

8.2.2 No mirror glass or reflective film will be allowed. Tinted window film may be allowed, subject to KARC approval. Window film needs to be in the colour range of Hanita – Cold Steel (35 -70%) or Hanita Optitune (35-70%) – or similar approved.

9 WINDOW SHUTTERS (Sketch 24)

The use of traditional functional timber shutters and epoxy powder coated aluminium shutters, is encouraged. Shutters are to be operable.

The colour of shutters (or varnished timber) is to match the colour and finish of the doors and windows of the residence.

All shutters must be submitted to KARC for approval.

10 DOORS (Sketch 22; 23)

10.1 Doors in Major and Minor Elements

10.1.1 Door openings shall have vertical or square proportions. Traditional glazed French doors of width 1350mm to 1500mm are recommended. Shutters are allowed on these openings.

10.1.2 Sliding doors are only permitted behind verandas or pergolas (Minimum of 1200mm set back.

10.1.3 No ornate or decorative timber external doors will be permitted. Sketch to be submitted of any non-standard entry doors for KARC approval

10.1.4 Pivot entry doors are permitted.

10.1.5 No 'Trellidor' or other expanding metal security doors will be allowed externally, other than Trellidor “Safeguard”.

10.1.6 Frameless glass doors will be allowed, however they must comply with clause 10.1.1.

10.2 Door Finishes

10.2.1 Doors should be constructed of:
- 10.2.1.1 Solid Timber (Painted or Varnished)
- 10.2.1.2 Aluminium Epoxy Powder Coated – no anodising permitted)
- 10.2.1.3 PVC (White)
- 10.2.1.4 Colours to match windows of residence

10.3 Garage Doors

Garage doors may be single with 2440mm openings or double 4840 maximum opening.
Garage doors opening heights either 2150mm or 2450mm. If more than one opening is required, opening heights and widths to be equal.
Garage door colours to match window and door colour and finishes of residence.

11 VERANDAHS AND PERGOLAS (Sketch 25)

11.1 General

11.1.1 Openings between supports should be no greater than 2 x the height of the veranda support. Timber lattice enclosures, or masonry enclosures to either end, as per balconies may be used.

11.1.2 No Shade cloth on pergolas is allowed. Retractable awnings approved by the KARC will be permitted.

11.1.3 Veranda's may run either full length or portion of the length of either side of a major form and can be up to 5.0m deep. In addition to this, verandas may be roofed with an extension of the major plan forms roof i.e. not necessarily roofed with a lean-to roof.

11.1.4 Victorian cast iron post or Broekie Lace detail not allowed. Only simple struts are allowed.

11.1.5 Arched Veranda Lintels/Beams

All roof structures fixed to arched veranda structures to be of permanent cladding as per clause 4.

11.2 Support Types

11.2.1 Natural dressed sandstone or equally approved natural stone cladding – or plastered & painted or bagged and painted - columns minimum 350mm square or 300mm round Tuscan order or natural dressed stone or plastered bases as above.

11.2.2 Double steel or timber posts (with or) without a 45^0 bracing details at the top of the post.

11.2.3 Single steel or timber posts (with or) without a 45^0 bracing detail.

11.2.4 Natural dressed sandstone or equally approved natural stone cladding or plastered & painted or bagged & painted - piers to match house with either single or double steel or timber posts above.

11.2.5 Natural dressed sandstone or equally approved natural stone cladding or plastered & painted or bagged & painted - base 350 x 350mm square with masonry pier above.

11.3 Finishes / Colours

Veranda posts and pergolas' colour finish to approved colour scheme and conforming to main residence.

Plastered columns according to colour variances (tints) within approved colour scheme and conforming to main residence.

12 BALCONIES (Sketch 27; 28)

12.1 General

12.1.1 Balconies may run either full length or portion of the length of either side of a major form and can be up to 5.0m deep. In addition to this, balconies may be roofed with an extension of the major plan forms roof i.e. not necessarily roofed with a lean-to roof.

12.1.2 No lean-to verandas or pergolas may be permitted in front of the balcony at ground level. Heavier looking supports should be used on the lower level and lighter looking supports on the upper level.

12.1.3 A balcony may be constructed on the gable end of a major plan form and must relate to the sizing of the windows and doors and not run the full width of the gable unless covered by the roof of this major plan form.

12.2 Enclosing Balconies with Glass

Balconies may be enclosed with sliding glass doors (full height). Sliding door frames are to be centred on centre line of balcony post/supports.

Sliding glass doors must be installed behind the plane of the balcony support and balustrading, and both support and balustrading must be maintained if sliding glass doors are installed.

12.3 Balcony Supports

The supports for the balcony are to be in line and similar as for verandas and pergolas as per item 11.

12.4 Balustrading

12.4.1 Balustrading to balconies will conform to National Building Regulations, will be either painted galvanised steel, epoxy powder coated aluminium, painted or varnished timber, stainless steel and glass, PVC or Betacrete.

Balustrade elements are to be simple vertical elements.

13 BOUNDARY WALLS AND FENCES (Sketch 29)

Definitions:

Bekaert Fence

- Bekaert fence refers to Black or Green "Pantanet Protect Mesh" with apertures of 50.8mm x 50.8mm.
  Fencing contractors must make reference to Kingswood Golf Estate when placing orders, as this is the only supplier of this material.
- Maximum height 1800mm
- Vertical & horizontal support poles are to be Tanolith poles and unpainted.
- Tops of vertical poles are to be rounded. (See sketch 32)
- Fence to be planted with a clipped formed hedge
- "Guardiar" NYLOFOR MEDIUM, high visibility & rigid welded mesh fencing.

Picket Fence

- Tanolith treated picket fence to a maximum height of 1800mm.
- Pickets may be painted or stained – Colours to be approved by KARC.
- Pickets to be minimum 95x22mm with a maximum gap between pickets of 50mm.
- Pointed, round or square tops may be used.

Masonry Walls

- All masonry walls higher than 1200mm on the side common boundary are to be reduced in height to a maximum of 1200m for the last 2m from all Golf Course facing erf boundaries. All wall endings terminating and visible off the golf course must either be returned to the building form or where projected past the building form, be articulated with a pier.
- In the case where a common side boundary is required prior to the sales or construction of the adjoining erf or erven, then the initial owner/developer is required to plaster, paint and finish the outside walls in a proper and acceptable manner.
- Plastered wall caps are to fall into the erf.

13.1 General

Boundary walls and fences should generally form a cohesive part of the built form. They should be seen as an extension of the buildings on each site and act to create cohesion and continuity, by connecting to the buildings. This will create outdoor courts and private spaces (swimming pools) in keeping with traditional type enclosures. The construction of enclosures should encompass a combination of hard and soft surfaces where possible. Wherever boundary walls occur on the street boundary the wall must reflect the finish of the main residence and garage.

A minimum requirement is that plants/shrubs/trees are planted to demarcate the site boundary, and must conform to the Environmental Requirements and the Site Boundary Planting List. (See Annexure B, Clause 1)

Boats, Caravans, Motorhomes, Golf Carts & Trailers, must be stored in such a manner that they are screened from both street and golf course boundaries.

13.2 Street Boundaries

Street boundaries must conform to the options below and are to be planted in the street reserve side of the boundary. The plant material must conform to the Environmental requirements and must be maintained by the owner.

13.2.1 Plants, shrubs, or trees that demarcate the boundary.
13.2.2 Tanolith treated picket fence to a maximum height of 1800mm.
13.2.3 Black or Green "Bekaert" fence (or similar approved), to a maximum height of 1.8m. with max 50mm high kerb below the fence if so desired to create a hard edge.
13.2.4 Natural stonewall to a max height of 1200mm.
13.2.5 Planted berm. The foot of the berm is not to encroach onto the sidewalk.
13.2.6 Planted "Terraforce" type wall to a max height of 1200mm. This may be used in combination with other boundary types, subject to KARC approval.
13.2.7 Masonry wall, plastered and painted, to a max height of 1800mm.
13.2.8 Masonry Walls and Picket Fences above 1.2m, (maximum of 1.8m), are restricted to a maximum length of 50%, (½), of the street boundary. No solid wall is allowed to span more than 15m. Detail as per sketch 29
13.2.9 1,8m Maximum combination Palisade and Masonry wall. The maximum plinth height of 600 mm, combined with a galvanised and painted, or aluminium epoxy coated grill fence, combined with solid masonry piers as per detail sketch is permitted.
13.2.10 Betacrete picket fencing.
13.2.11 PVC picket fencing.
13.2.12 "Guardiar" NYLOFOR MEDIUM welded mesh fencing.

The guideline advocates a street wall design with setbacks, open spaces and soft landscaping to negate the impression of a straight walled street line.

13.3 Side Common Boundaries

Side common boundaries between two residences may be enclosed with any of the following:

13.3.1 Plants, shrubs, or trees that demarcate the boundary.
13.3.2 Black or Green "Bekaert" fence (or similar approved), to a maximum height of 1.8m with 50mm high kerb below the fence if so desired to create a hard edge.
13.3.3 Tanolith treated picket fence to a maximum height of 1.8m as specified above.
13.3.4 Natural stonewall to a maximum height of 1.8m
13.3.5 Masonry wall, capped and painted, to a maximum height of 1.8m
13.3.6 "Palisade" wall, with a maximum plinth height of 600 mm, combined with a galvanised and painted, or aluminium epoxy painted grill fence, with solid masonry piers, to a maximum height of 1.8m.
13.3.7 Palisade fence galvanized and painted or aluminium epoxy coated grill fence to a maximum height of 1,8m.
13.3.8 Betacrete picket fencing.
13.3.9 PVC picket fencing.
13.3.10 "Guardiar" NYLOFOR MEDIUM welded mesh fencing.

13.4 Golf Course Boundary Walls/Fences (Sketch 32)

The guideline proposes that a managed design process is followed to ensure privacy and the landscape aesthetics of the estate. However, it is encouraged that as much open and landscaped area is integrated

into the golf course landscaping. Screen planting is required on the golf course side of the boundary. This is limited to an encroachment of 2m in front of the fence and is to be maintained by the owners, and will not be maintained by either the Home Owners Association or Golf Course management.

Options:

13.4.1 Plants, shrubs, or trees that demarcate the boundary.

13.4.2 Black or Green "Bekaert" fence (or similar approved) to a maximum height of 1.2m. with a 50mm high kerb below the fence if so desired to form hard edge.

13.4.3 Gates and fence to conform to the specification in sketch 32.

13.4.4 Planted berm. The foot of the berm is not to encroach onto the golf course.

13.4.5 Planted "Terraforce" type wall to a max height of 900mm. This may be used in combination with 1 or 2 above, subject to KARC approval.

13.4.6 "Guardiar" NYLOFOR MEDIUM welded mesh fencing.

Where portions or combinations of fencing are constructed to enclose a swimming pool it shall conform to the National Building Regulations.

13.5 Piers

Naturally dressed sandstone or similarly approved natural stone cladding and masonry walls will have pier-endings at gate openings. Piers will match the height of the wall. Where piers are used either at gate opening or as intermediate structural supports they must occur on the erf side of the wall.

13.6 Pre-Cast Concrete Walls

No pre-cast type walling will be allowed.

13.7 Gates

Pedestrian gates will be either:

13.7.1 Timber picket or horizontal if in close proximity to garage door.

13.7.2 Solid timber, horizontal if in close proximity to garage door otherwise vertical.

13.7.3 Metal and timber composites.

13.7.4 Epoxy powder coated Aluminium / painted galvanized steel - paint finish to match residence doors & windows.

Gates will not be higher than the walls or fences to which they are sited and fixed.

All gates (vehicular and other) will be required to be detailed for scrutiny and approval by the KARC.

13.8 Finishes and Colours

<u>Plinth:</u>

Natural dressed sandstone cladding and/or equally approved natural stone finish or plaster & painted or bagged and painted to match the finish of the residence.

<u>Masonry:</u>

Plaster & painted or bagged & painted or panels of natural dressed sandstone and/or equally approved natural stone finish. Paint finishes as per the approved colour codes.

Tanolith Timber Pickets & Lattice Fencing:
Timber to be treated. Pickets may be painted or stained to match doors and windows – Colours to be approved by KARC.

Epoxy powder coated Aluminium Fencing /Painted Galvanised steel Fencing and/or Gates:
Finishes within the approved colour code.

Solid Timber/Slatted Picket Gates:
Tanolith timber. Gates may be painted or stained to match doors and windows – Colours to be approved by KARC.

13.9 Braais / Barbeques

All constructed braai/barbeque structures must be set back 2m from the golf course.

Constructed Braai/barbeque structures may form part of the side boundary walls but no chimneys to protrude above common boundary walls.

Should braai/barbeque units be free standing all tapered moulding are to be reflected on the sides.
Should chimneys be used on the main residences (Refer to Chimneys) braai/barbeque to match the chimney used where attached to the house.

14 SWIMMING POOLS

14.1 General

Swimming pools must have a 2m setback from all boundaries.

14.2 Swimming Pool Fences

Swimming pool fences will comply with National Building Regulations and with section 13 'Boundary Walls & Fences'.

Swimming pool enclosures on the Golf Course boundary strictly in accordance with item 13.4, which refers specifically to fencing/walling on these boundaries.

Finish of swimming pool enclosure to be in accordance with Clause 13.

14.3 Drainage

When swimming pools are drained, rinsed or back washed the exiting water is to be channelled into the owners' erf. No exiting pool water is to be channelled into any retention pond, dams used for irrigating the golf course, open space and/or landscaping, or the Estate Roads

14.4 Pool Decks

Pool decks may be 1,5m above the natural ground level, but only where this raised level relates to the finished floor level of the residence and / or veranda connecting to the pool. Exposed ends of decks to be closed with appropriate finish and/or landscaped.

14.5 Swimming Pool Pumps

Pool filtration systems and pumps to be screened by either means of a painted, plastered or bagged masonry wall and/or a painted picket or lattice enclosure within the colour finish appropriate to the residence and as prescribed in the approved colour codes.

15 CONSERVATORIES

Conservatories with glazed roof panels will be allowed if they are surrounded by a major built form on at least three sides.

Typically, single panel glazing systems, with a roof pitch to match major house form and a clear storey will only be permitted. Mullions must match window frames of house.

Note: All conservatory proposals to be detailed and presented to the KARC for approval at Design Development stage (sketch plan) for scrutiny/comment, approval and/or non-approval.

16 PARKING DRIVEWAYS AND CARPORTS

16.1 Parking

Every erf must provide off street parking for at least 2 cars in addition to garaging.

16.2 Driveways

Driveway will be a maximum of 6m wide at the road reserve.

16.2.1 Any two double driveways must be separate by at least 1,0m (minimum) of soft landscaping.

16.2.2 Kerbs at the driveway may be lowered if so desired however the work must be carried out by a Contractor qualified to do so and approved by the HOA. The kerb must be lowered in a manner that is aesthetically pleasing and consistent. The first kerb adjacent to the driveway must be sloped down to the desired height and the opposite side must be sloped up to the kerb height again. ***The owner takes full responsibility for the possibility of flooding due to the lowering of the kerb.***

16.3 Finishes for Driveways, Parking Bays and Walkways

Driveways and parking bays will be constructed from the following matching paving materials as used on the internal road network of the Estate:

- Paving bricks to match the Corobrick Autumn Blend and/or similar approved. (Size 110x220mm) - Cobble stones to match either the Spring Blend and/or Charcoal Cobble and/or similar approved.
- Grass block will be permitted.

- The total area of hard landscaping (including driveways, parking areas, walkways, decks, braai areas etc) may not exceed 40% of the remainder of the undeveloped erf area. The extent of hard landscaping is to be clearly indicated on the Site Plan and Landscaping Plan.

16.4 Carports

Single or double carports will be permitted, and will be required to be attached to the garage or major plan form.

The roof covering of a carport will be required to be in line with item 4.2.1. Only one support type for carports will be permitted and will have a maximum spacing of 3,0m. Roof pitch at 5^0 - 10^0. Roof colouring to match residence.

Note: Where residences are constructed on sloping or elevated sites detailed and motivated application can be made to the KARC regarding a free-standing carport, should an attachment not be possible.

17 OUTBUILDINGS (Sketch 30)

Provision has been made to accommodate outbuildings on all residential sites.

The outbuilding not to exceed 6% in floor area comparative to the area of the erf.

Note:
- A separate garage is classed as an outbuilding.
- A separate roofed braai area/pool gazebo area are classed as outbuildings

Outbuilding can be sited as follows:
- Detached and completely stand-alone.
- Attached to a stand-alone garage.
- Semi attached to the main dwelling by means of a veranda or pergola (Refer to sketch).
- Outbuildings roof structure must conform to roofing guideline item 4.

Note: Where outbuildings and/or garage roofs are attached to the major plan form these may be utilized as a roof terrace connected to a living space from the same level but in this case, will be subjected to the same building lines as that of the main plan form i.e. the residence.

- No “Wendy House” type outbuildings will be permitted.

18 SERVICES (Sketch 31)

18.1 Satellite Dishes & Antennae

Satellite dishes and TV aerials to be fitted below main building form eaves line. Satellite dishes may not be more than 600mm in diameter. The position of the satellite dish or antennae must be approved by KGEHOA prior to installation.

18.2 Service Pipes

Sewer, water and vent pipes are to be concealed.

18.3 Air Conditioning and Heat Pumps

Air conditioning and Heat Pump condenser units to be installed at a maximum height of 1,2m above finished ground level and adequately screened from view. Condenser positions to be indicated on the drawings. Pipes to be concealed if possible otherwise painted the same colour as the wall.

No window mounted air conditioner units will be permitted.

18.4 No decorative house names or numbers will be permitted without prior KARC approval.

18.5 Clothes Lines / Refuse bins

Clotheslines and refuse bins must be concealed within a service court with 1,8m boundary walling as per the guideline. Clotheslines are not to project above the service court wall. The side boundary wall portion of the service yard may be extended to 2,1m high provided that it falls within the front and rear building lines of the house. Written consent from the effected neighbour is to be obtained prior to submission, and subject to KARC approval.

18.6 External Lighting

External lighting to be preferably low level and down lighter type to match the general architectural guideline as per guideline item 1. No coloured light bulbs are permitted. Fluorescent and/or ultra-violet lighting used for insect control should be located in areas with limited external visibility.

18.7 Storm Water Discharge (Sketches SW1 , SW2 SW3)

Where ever reasonable possible no concentrated storm water is to discharge onto any neighbouring properties. However, when storm water is concentrated in a manner that will affect lower lying properties, the following apply

18.7.1 The storm water needs to be managed to a point where it is no longer a risk.

18.7.2 Refer to sketches S1 S2 and S3 for approved discharge methods.

18.7.3 A storm water management plan needs to be designed by a competent person and approved by the estate engineers (Kantey & Templer) at the home owner's expense.

18.8 Rain Water Tanks

Underground rain water tanks are recommended. Above ground rain water tanks are permissible provided that they are adequately screened and not visible or and preferably contained within the service yard. The position of the tanks is to be indicated on the site plan. No unsightly or overhead rain water leaders will be permitted.

18.9 External Gas Bottles, Water Filters and Geysers

External gas bottles and water filters are to be housed in an enclosure and adequately screened. Gas geysers are to be covered.

18.10 Generators

Any generator installed must be approved by KARC before such installation is begun and all relevant specifications for such generator must be supplied for consideration.
All generators must be acoustically screened off and the exhaust system must be sufficiently attenuated so as to keep the sound levels at 7 decibels above the ambient levels at all times.
Generators should preferably not be operated before 07h00 and after 22h00 when the ambient sound levels are usually low.

19 KINGSWOOD OVAL ARCHITECTURAL THEME

The following additional requirements apply to the Oval:
Please use form “Annexure D – Building Plan Assessment Form – Oval” when submitting plans.

19.1 Roofs

Chromadek Sheet Metal – Kliplok or Brownbuilt Profile. Colours: White, Dove Grey.

19.2 Walls

Plastered, Bagged, or Nutec cladding boards (maximum of 30% of any elevation). Colours: Light grey and white to off-white. (Samples to be provided)

Oval Finish Colours:

Hazeltine	S0500N
Pinehurst	S1002Y50R
Bayhill	S1500N
Valderama	S1000N
Whistling Straits	S1002R
Bally Bunion	S1502Y50R
Medinah	S1005Y40R

19.3 Facias, Louvers at Gable Apexes

Fibre cement boards or timber – painted white.

19.4 Gutters

Seamless aluminium, white.

19.5 Shutters (Optional)

Timber with horizontal boarding (minimum width of planks 110mm. Stained or varnished to natural light timber colour.

19.6 Doors and Windows

Timber. Colours: as for shutters or white, or a combination of white and varnished timber finishes. Aluminium may be used within a minimum section size of 72mm x 57mm20.

20 Group Housing Sites

20.1 Building Lines

20.1.1 Street Boundary

20.1.1.1 2.5m for the main building

20.1.1.2 0m for garages facing away from the street

20.1.1.3 3.0m minimum for garages facing the street
20.1.1.4 2.0m for a swimming pool.

20.1.2 Side Boundary / Common Boundary

20.1.2.1 4.5m aggregate with a minimum of 1,5m to one side for the main building
20.1.2.2 1.5m on splayed or angled boundaries where cul-de-sacs occur.
20.1.2.3 0.0m for garage up to 1/3 of the length of one side boundary.
20.1.2.4 0.0m for a braai/barbeque, which forms part of a side boundary, fence.
20.1.2.5 2.0m for a swimming pool
20.1.2.6 0.0m for a pergola on the side boundary. (No longer than 1/3 the length of the affected boundary).
20.1.2.7 A 4m setback will apply to the double storey portion of the house. (A double storey is where the wall plate height is greater than 1.5m above the first floor finish level).
20.1.2.8 A 3m setback will apply to the single storey portion of the house, including a loft. (A loft is where the wall plate height is less than 1.5m above the first floor finish level.)
20.1.2.9 A habitable loft must be a minimum of 3m away from the boundary.

20.1.3 Golf Course

20.1.3.1 2.5m for main building footprint, including covered verandas and patios.
20.1.3.2 2m for swimming pools.
20.1.3.3 2m for braai / barbeque.
20.1.3.4 2m for pergolas.
20.1.3.5 0.0m for retaining wall on golf course / open space boundary subject to Architectural Review Committee discretion.

20.2 Colours

The front door may be painted an accent colour, different to that of the window frame colour. All external colours to be approved by KARC

21 BUILDING PLAN SUBMISSION

21.1 General

21.1.1 All design proposals will be subject to scrutiny and approval by the Kingswood Architectural Review Committee. These proposals, together with the "Building Plan Assessment Form", (Annexure D), must be submitted in a phased manner. Firstly the sketch design, (two copies), together with the scrutiny fee is to be submitted. The scrutiny fee for sketch plans applies to subsequent resubmissions of unapproved plans. After approval of the sketch design, fully documented Municipal submission drawings are to be submitted together with the final scrutiny fee. All payments are to be made as directed by the Kingswood Golf Estate Homeowners Association.

21.1.2 Alterations to previously approved plans are subject to 50% of the total original scrutiny fee.

21.1.3 All plans submitted are to be submitted a minimum of 1 week before the next KARC meeting.

Note: All final submissions are to be made in triplicate. (One copy will be retained for the Kingswood Golf Estate HOA and two approved copies will be required by the Local authority for building plan approval.)

21.2 Information Required on Sketch Plans.

The following information must be indicated on the Sketch Plans submitted for approval:

21.2.1 a) Confirmation that the design has been submitted by a Professional Architect or Senior Architectural Technologist registered with the South African Council for the Architectural Profession (SACAP).

b) Confirmation from the Owner as to which Architect / Senior Technologist will represent them for the design process (signature required on Annexure "D")

c) Submission of a professional surveyors drawing indicating boundary peg positions and includes a level survey at 500mm intervals.

21.2.2 Building Plan Assessment Form (Annexure D)

21.2.3 Site Development Plan indicating the positioning of all structures, boundary lines & setbacks, boundary walls, fences, paved areas, pools and proposed landscaping areas and north arrow are to be shown, on a numbered contour grid of no less than 500mm contour intervals. All finished levels specific to paved areas, structures to be clearly indicated.

21.2.4 Sketch Plan to indicate 1:100 scaled drawings indicating roof plan, ground floor plans, first floor plans and any other detached structures.

21.2.5 A minimum of 4x 3D drawings are required depicting all major façades. Where ever applicable, also depicting views from the road, golf course or neighbours vantage points.

21.2.6 Longitudinal section/ or cross section indicating level interaction to service road and indicating by parallel dotted line the height relative to natural ground level.

21.2.7 A minimum of 4 elevations which need to include the street boundary and /or golf course boundary where applicable.

21.2.9 Indication of treatment to boundary conditions.

21.2.10 Specification of proposed external finishes regarding roofing, walling, windows, doors, balustrading and fencing.

21.2.11 Development data to include erf size and all relevant permissible coverage items i.e. ground floor, first floor, garage and or detached structures, indicated as a percentage and in relation to the erf size.

21.2.12 Locality plan of the site relative to adjoining erven.

21.2.13 Confirmation that swimming pool water (if applicable) will discharge into the owners' property and not onto the Estate Roads. Further, confirmation is required that no Salt Chlorinator filters will be used.

21.3 Information required on Final Submission Drawings

The following information must be indicated on the Submission Drawings submitted for approval:

21.3.1 Building Plan Assessment Form (Annexure D).

21.3.2 Site Development Plan indicating the positioning of all structures, boundary lines & setbacks, boundary walls, fences, paved areas, pools and proposed landscaping areas and North are to be shown on a numbered contour grid of no less than 500mm contour intervals. All finished levels specific to paved areas, structures to be clearly indicated.

21.3.3 All building lines and setbacks are to be clearly indicated.

21.3.4 All floor plans, sections, elevations as would be required by the National Building Regulations for submission to local authority to be a minimum requirement.

21.3.5 Additional requirements include:

- 21.3.5.1 Roof Plan
- 21.3.5.2 Soft landscaping areas showing areas to be planted after construction
- 21.3.5.3 Drainage layout, manhole positions and levels, municipal connection and sections as required by local authority.
- 21.3.5.4 Storm water management plan indicating channelling and/or discharge points for scrutiny/approval resident Engineer.
- 21.3.5.5 Bulk earthworks – cut & fill sections.
- 21.3.5.6 Location of retaining structures.
- 21.3.5.7 Confirmation that external finishes, windows, doors, roofs and colour schemes conform to the guide.
- 21.3.5.8 Position of external lights
- 21.3.5.9 Braai / barbeque elevations, (front & side)

Note: Should structures and/or retaining walls require engineering design a letter of appointment/ confirmation from a professional Engineer be attached to the submission.

21.4 Building Controls and Access Control during Construction

Only registered residential building contractors shall be allowed to take possession of a building site within the Kingswood Golf Estate. Further, each accepted building contractor is required to conform to the Contractors Code of Conduct and Undertaking to Comply.

The following terms and conditions must be complied with before construction on any site commences:

21.4.1 Contractors and Owners are to register with the Homeowners Association on such terms and conditions as the Association may determine from time to time, and are to counter sign the Contractors Conduct Agreement.

21.4.2 Has paid a Builders Deposit to the Association in respect of liability for possible damage to township services, the private roadways and private open spaces during construction.

21.4.3 The deposit will be invested by the Association in the name of the Association at a registered and recognized financial institution with interest accruing for the benefit of the Home Owner / Contractor.

21.4.4 The deposit and interest, or any balance thereof, shall be repaid to the Contractor/Owner on completion of the works after due assessment by a representative of the HOA of the following:

a) Repair damages (if applicable) to HOA property. The deemed cost of repair of damages will be deducted from the deposit and in the case where the deposit is less than the claim, the shortfall will be claimed from the Owner/Contractor
b) Confirmation that the completed works conform to the Final Approved Plans by the KARC.

21.4.5 Such Contractor and/or his employees, casual labourers, and/or sub-contractors (including such sub-contractors staff and labourers) are registered with the Associations' security service provider in adherence to their security rules, regulations and controls that might change from time to time due to the nature and extent of the Development.

21.4.6 The Owner/Contractor is required to erect a single signboard as per the attached specification. (Annexure A). The signage shall be removed on completion of construction.

21.4.7 During any period of construction on any residential erf a monthly Building Control Levy will be payable to the Kingswood Golf Estate Home Owners Association.

21.4.8 On Site Regulations (in conjunction with the Contractors Conduct Agreement)

21.4.8.1 Site must be demarcated and a black or green 1,8m high shade cloth (minimum 60% transparency) type fence must be erected along the boundary of the erf and silt fences put in place before ANY earthworks can be done.

21.4.8.2 Topsoil must be stripped and stockpiled, with silt fences on the downstream side.

21.4.8.3 At least 200mm of topsoil must be placed above subsoil when refilling trenches, etc., which are not to be hard, surfaced.

21.4.8.4 Ablution facilities must be provided on site.

21.4.8.5 All construction work to remain within the building site.

21.4.8.6 No contractors or labour is allowed off their building site.

21.4.8.7 Workers are to be transported by the main contractor directly to their building site. No labour will be allowed to enter or leave the Estate unsupervised.

21.4.8.8 No open fires. Closed fires to be under constant supervision in approved structures (e.g. drum)

21.4.8.9 No burning of any waste material on site at all

21.4.8.10 Litter controls necessary by main Contractor. Waste to be collected and removed from site at least weekly.

21.4.8.11 Dust control necessary and road surfaces to be kept clean at all times.

21.4.8.12 Cement batching to be mixed within steel trammels or similar mixers, and not on the ground.

21.4.8.13 The maximum vehicle size allowed on the estate roads, other than the main access road to the clubhouse /hotel is a SV-9 vehicle having the following configuration (a) Maximum overall length <9 meters; (b) Maximum distance between front and rear axles <6meters; Maximum axel load to conform to the National Road Ordinance Act:

21.4.8.14 No cleaning of ready mix vehicles will be allowed on site or anywhere on the estate.

21.4.8.15 Silt fencing to be maintained at all times and is to be kept clean during construction to prevent build-up of soil to a point where it washes over the fence. Soil removed as a result of cleaning must be placed within the building envelope.

21.4.8.16 No “environmentally hazardous” materials (e.g. diesel or petrol) may be stored on site.

Note: It is the responsibility of each Contractor/sub-contractor to register and operate within all regulations as promulgated on a National and Local Regulatory level which are to include all standards as set out by the SABS and its affiliate bodies.

21.4.9 Has submitted an Environmental Plan/Sketch indicating the following:

21.4.9.1 Boundary fencing to be erected with shade cloth around the entire site (1.8m high) and is to be suitably maintained for the duration of construction.

21.4.9.2 Position and type of silt fences to be used on site. Boundary fence to act as silt fence.

21.4.9.3 Area to be demarcated for delivery and storage of building materials.

21.4.9.4 Position of site ablution facility.

21.4.9.5 Topsoil stripping plan.

Topsoil to be stockpiled within the building site (indicate position of stockpile).
Silt fences to be placed at the base of each stockpile to reduce any loss. No mixing of topsoil with subsoil (e.g. clay) may occur.

21.4.10 Notifies the ECO to perform Plant Search & Rescue. The ECO is to determine the status of the erf, registration of plants and re-planting where applicable.

Note: This report/action is the responsibility of the Kingswood Golf Estate during the development construction phase only.

21.5 Construction Period

The following items are required before construction on the site may commence.

- Approval by KGE HOA to commence
- Search & Rescue complete and signed off
- Builders Deposit received by KGE HOA
- Copies of Approved plans received from George Council forwarded to KGE HOA
- Site fencing complete (may commence after the topsoil has been stripped under certain circumstances)
- A maximum construction period of 18 Months is allowed. Construction is to take place in a continuous process subject to the break for the builder’s holidays in December. A monthly penalty shall be levied should the Completion Certificate not be issued within the 18 Month period above, at 3 times the Basic Levy, and will be payable monthly until the Completion Certificate is issued by the KGEHOA

During the Construction Period, any deviations to the approved plans are to be submitted for approval prior to these changes been implemented on site.

21.6 Occupation on Completion of Construction

Occupation certificates will only be issued by Council on confirmation by the KGE HOA that all Estate requirements are met and the completed works conform to the final plans approved by the Kingswood Architectural Review Committee. The KGE HOA is to be notified when the dwelling has achieved Practical

Completion in order to conduct their inspections. Once the dwelling is complete and all items noted by the KGE HOA have been addressed, a Completion Certificate will be issued by KGE HOA.

21. 7 Post Construction

All exterior modifications, additions or alterations are to be submitted to the KGE HOA for approval, along with the necessary scrutiny fees. This includes but is not limited to paving, tiling, pergolas and screens, landscaping work etc.

ADDENDUM A

DRAFT ADDENDUM TO ARCHITECTURAL GUIDELINES FOR PHASE 4 – NOVEMBER 2018

BUILDING LINES;

All riverside erven to have an 8 meter building line with a maximum 1,5 meter high "Black Bekaert Fence" or "Gaurdiar" NYLOFOR MEDIUM welded mesh fencing.

Plots 1001 to 1012 and 1126 to 1155 to have 3 meter building line all round with no roofed structures over the building line.

All other sites to have a maximum 3 meter building line save for garages and store rooms that may be built in accordance with the current guideline for garages.

The building line on the boundaries facing the security path to the east, south and west will be 1,5 meters.

ROOFING;

No S-Profile corrugated sheeting to be used. No white roofs.

BUILDING ENVELOPE;

The minimum size house to be 250 sq. meters including garage and covered patios.

WINDOWS AND DOORS;

All stacking type doors to have a deeper recess from the plane of the external wall and will be at the discretion of KARC.

SHUTTERS;

Sliding shutters will be permitted at the discretion of KARC.

PAINT COLOURS;

Additional colours include: S2000-N, S3000N, S5002-N and S3502-Y.

ADDENDUM B

ARCHITECTURAL GUIDELINES FOR: HOTEL / CLUB HOUSE AND LODGES SITE

KGE Building Lines: - Street - 8m off centre line of road
- Side and rear building lines – 0m

Roof Material: Minimum roof pitch 35° Saflock 4.10 Colour Charcoal

Height: - Lodges - As per KGE guidelines
- Hotel - 12m or max 2 floors plus basement
- Club House – 12m plus basement

Wall Colours: Main Colour – S 2502 Y and accent colours as approved by KARC

Paving: - Roads and parking areas – to match KGE roads.
- Clay pavers only in selected areas

Windows: Charcoal Aluminium

Doors: Sliding and stack folding is permitted

Horizontal Shutters: Allowed

Balastrades: Glass in a stainless steel frame – as per sketch

Encourage the use of - Gabions for retaining walls in features
- Stone cladding – natural stone
- Timber or composite Decking

Signage: To be uniform as per KGE Standard font and look