

# Estate Rules - Architectural

- **Introduction**
- **Conduct**
- **Architectural**
- **Contractors**

Concept plans must be submitted to the Estate Manager and an appointment arranged with the Estate Manager or his duly authorized Representative for scrutiny prior to submission of detailed working Drawings.

## Plans

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- Detailed working drawings incorporating a site development plan, together with a building deposit and security clearance form, are to be submitted to the Architectural Committee of the Home Owners' Association for approval, prior to being submitted to the local authority for approval. The Home Owners' Association hereby reserves the right to prevent Owners and / or their contractors commencing construction Without prior approval by both this body and the local Authority.
- Where the house designs are found to be insensitive towards The environment and the character of the Estate, the owner Can be requested to alter such designs or requested to make Use of another suitably qualified architect.
- One copy of the approved plan will be held for record purposes.
- Construction shall be completed within 9 months of the Commencement date, failing which

the owner will be refined On a monthly basis.

- Where houses and or alterations have not commenced within one year of date of approval of the plans by the Home Owners' Association, such initial approval will lapse, and the Plans will have to be resubmitted for re-approval to the Architectural Committee.
- The site plan must indicate the outline of the ground and first Floor plans inclusive of outbuildings, pools and boundary walls To scale.

## **Preperation of Plans**

- Aesthetic approval will be given on the normal municipal Submission plans prior to them being lodged with the local Authority for building regulations approval.
- Design layout of the entire stand will be considered from the Outset. Special consideration should be given to existing natural features on site, i.e. existing flora and topography, the Latter to include contour lines on the site plan.
- Site plans are required for all swimming pools. Special attention Is to be given for privacy, water drainage and safety fencing. Approval is required for pool encroachments over building lines

## **Architectural Requirements**

- The main dwelling, excluding garages and outbuildings, may not be less than 220m.
- Elevational treatment of all buildings must conform with acceptable architectural standards, so as not to interfere with or detract from the general aesthetic appearance of the neighbourhood.

- No galvanized roofing material may be used. Only "Chromadek" or a similar type of roofing may be used with the express approval of the Architectural Committee.
- Special aesthetic consideration should be given to the design of parapets, fascias, copings, eaves, roof trim, guttering and roofing materials in general.
- All plumbing must be ducted and suitably screened.
- External finishes and colours must be shown - colour samples may be requested, which same procedure will apply on repainting houses.
- No solar panels or geysers may be visible from the street or the golf course. Only paneled solar heating is permitted. (No coiled or exposed piping).
- Outbuildings and additions must match original design and style, both in elevation consideration as well as materials and finish.
- Staff accommodation and kitchens are to open into a screened yard or patio. Entrances into kitchens, sculleries, servants quarters are to lead off a lobby. No staff accommodation or kitchen yards are allowed to face the Golf Course.
- Yard walls and screen walls should match the basic materials of the buildings.
- The height of dwelling units may not exceed two storeys. The impact of a second storey on: - a) the right of privacy of adjacent property owners; and b) the views from adjacent residences will be considered when plan approvals are requested.
- The treatment of sidewalks is considered to be of paramount importance as they have a direct influence on the aesthetic quality of

the neighbourhood. The diverse nature of neighbourhoods should give rise to a varied treatment of street boundaries. To create a degree of visual integrity, street boundary walling designs will be strictly controlled: -

- a) approved quality steel palisade or trellis fencing may be erected on the stand boundary.
- b) all boundary walls and fences will be subject to the approval of the Architectural Committee.
- c) A solid wall may only be constructed to cover a Maximum of 50% of the street boundary.
- Lean-to's and temporary carports are not allowed.
- Granny cottages will be considered in special instances as will duet or sectional title units subject to approval by the local authority and Architectural Committee.
- No galvanized finished doors, garage doors, lean-to's, patio roofs, etc. will be allowed.
- Any external or internal structure or aesthetic changes to duets will only be granted by Architectural Committee after prior approval by both owners has been obtained

## Approval

- Perspective view and photographs may be requested.
- Notwithstanding the fact that the building plans may comply With all the above, the approval or rejection of such plans shall Be at the sole discretion of the Home Owners' Association, which approval shall not be unreasonably withheld.

- The architectural style of the house will be considered in Relation to that of other houses in the area, as well as the Aesthetic appearance and the proposed siting of the building, And such other factors as the Home Owner's Association in its Discretion may deem suitable.
- Nothing in the above will be construed as permitting the Contravention of the Conditions of Title to any erf or any By-laws or regulations of the Local Authority.
- Every effort is made to ensure that these standards are Observed by all stand owners. However, final approval of Building plans ultimately rests with the Local Authority and No assurance can be given to individual owners that the Above standards will be adopted throughout the township.
- An amount as determined by the Home Owners' Association From time to time shall be paid to the Silver Lakes Home Owners' Association to be handed to the Estate Manager When submitting plans for approval. This amount will be kept In trust by the HOA, and is partly refundable, free of interest, less the cost of making good any damage to sidewalks and / or adjacent properties etc., if found necessary on completion Of construction and after deduction of the Scrutiny and Road Maintenance Fee.

## **Granny Flats**

- The following will apply to all requests to the Architectural Aesthetics Committee in connection with granny flats and home offices.
- The granny flat and home offices must be linked structurally And

visually to the main dwelling and must seem to be one unit.

- The home office may not exceed 60m in total.
- The area of the granny flat may not be more than 25% of the Total development and may be larger than 100m including the Outbuildings.
- The accommodation allowed in this unit would ideally consist Of a bedroom, bathroom, en-suite, living area (lounge / dining room / TV).
- No subdivision of the property will be allowed. This must be Entranced in the title deed and is applicable to the title holder And any successor in title.
- The owner must, in writing, undertake to the Home Owners' Association that this unit will never be sub-let to anybody for Income purposes and in the event of the property being sold, the new owner must carry this undertaking.

## **Private Boreholes**

Under no circumstances will individual owners be permitted to have Boreholes on their erven.

## **Special Design Criteria**

Special design standards are applicable for all golf course stands in Silver Lakes Phase II as well as for golf course stands in Silver Lakes Phase I, where building plans have not yet been approved.

- Building lines of Golf Course  
When designing homes take note that building lines on the Golf course frontage vary from 10m to 20m, depending on the Title deeds and township establishment conditions of the specific property.

- Only grass and indigenous trees may be planted in the golf Course frontage building area. No existing trees may be removed from this area. Landscape plans of this area must Be submitted to the Environmental Committee for approval.
- No swimming pools are allowed between property boundary And the building line.
- Boundary walls fronting the golf course and side boundary Walls are subject to stringent rules and design criteria. These Rules are available at the Estate Manager's office, The design Must be submitted for approval with the building plans.
- Roof Lines and Materials
  - Neighbouring homes' roof pitches must vary. The average Roof pitch is 35 degrees.
  - No more than two adjacent flat roof houses will be allowed.
- House Colours / Materials
  - Only earthly colours or shades of white will be allowed. Colour specifications to be submitted for approval.
- Character
  - The house must blend, complement, interact and portray An open front with the golf course.