

## **ARCHITECTURAL GUIDELINES – KYALAMI GLEN**

These guidelines set out for prospective homeowners are the design criteria they will have to comply with if they wish to build at Kyalami Glen. The guidelines have been developed to protect and maintain the unique environmental and physical attributes of the property.

These are characterised by simplicity, geometric and non-symmetrical order, harmony and visual continuity and are visually set against a simple landscape background of lawns and trees. This is the underlying vision for the architecture of Kyalami Glen.

### **1. PROCEDURE FOR THE APPROVAL OF BUILDING PLANS.**

1.1 Sketch plans together with the site plans must be submitted to the Committee, appointed by the Homeowner's Association, for consideration and approval of the conceptual design principles.

1.2 Working drawings in compliance with the approved sketch plans, together with the following:

a)	Refundable building deposit	R 5000.00
b)	Plan scrutiny fee:	R 500.00
c)	Builders Board	R 1000.00

The above are to be submitted to the Committee referred to above, for approval prior to being submitted to the local authority. No construction will be allowed to commence before this approval has been granted in writing.

1.3 One copy of the original sketch submission, together with one copy of the final submission, must be submitted to the Homeowners Association which will be kept for record purposes.

### **2. FEES PAYABLE TO THE HOME OWNERS ASSOCIATION**

To maintain the aesthetic standard of the development and to comply with legal requirements the following fees are payable before registration of transfer in terms of clause 10 of the Agreement of Sale:

2.1. Road Maintenance fee: R 2 000.00

2.2 In terms of Regulations R1182 and R1183 (as amended) promulgated under sections 21, 22, 26 and 28 of the Environmental Conservation Act (Act 73 of 1989) an Environmental Management Plan (EMP) is approved for the estate.

The EMP provides guidelines and directions to ensure that the proposed development is able to pursue its economical goals without impairing the long term sustainability of the bio physical and cultural environment. The EMP addresses the managerial and operational activities of the development during and after construction:

Environmental Management Plan fee: R 2 100.00

### **3. TOWNPLANNING CONTROLS**

3.1 General – Res 1 stands only

The restrictions set out in this document are in addition to any restrictions imposed in terms of conditions of title, townplanning scheme or national or any other building regulation. Notwithstanding that any plans or improvements may comply with any such restrictions imposed by third parties, the approval of any plans or improvements within Parks shall be at the sole discretion of the Architectural Review Committee (ARC). Similarly, compliance with restrictions imposed by the ARC shall under no circumstances absolve the resident from the need to comply with restrictions imposed by third parties, nor shall ARC approval be construed as permitting any contravention of restrictions imposed by any authority having legal jurisdiction.

### 3.2 Density

Maximum one dwelling per stand.

### 3.3 Coverage

The maximum coverage shall be 50% FAR 0.8.

### 3.4 Height restriction

No dwellings shall be erected without permission from the ARC, the primary consideration of which will be to safeguard the privacy of adjacent residents. Not more than two storeys shall be erected vertically above each other, nor shall the height of any part of the structure exceed 8,5 (eight comma five metres) measured from the highest point of the specific erf on which the structures are to be erected. Stands requiring alternative design may be considered by the ARC.

### 3.5 Building lines

No structures shall be erected within the building lines imposed by the Townplanning scheme.

General building line 2.0m which may be relaxed subject to approval by the ARC and Local Authority.

Access road 5.0m.

If a double storey is erected the building line will be 5.0m from stand boundary, which may be relaxed subject to approval by the ARC and Local Authority.

Building line on proposed K73 and Allandale Road: 10.0m.

### 3.6 Time limits for construction

The construction of improvements should be concluded within two years from the date of registration of transfer of ownership. In order to reduce inconvenience to neighbours and unsightliness, construction should proceed without lengthy interruptions, and should in any event be completed within one year from commencement. Phased design should be handled in such a way that the end of each phase should be aesthetically acceptable to the ARC.

## 4. **TREATMENT OF STAND BOUNDARIES**

### 4.1 Although it is appreciated that the diverse nature of single residential neighbourhoods will lead to a varied treatment of street boundaries, every effort should be made to avoid the hostile "canyon-like" effect that high solid walls along streets cause in many residential areas. No boundary walls to be built within the flood line area except with express permission of the HOA.

In order to enhance the appearance of sidewalks, the streetscape and the general Estate, the following guidelines apply:

- 4.1.1 Boundary walling in stone or approved facebrick as well as approved painted plaster walls are allowed on boundaries between houses.
- 4.1.2 If boundary walling is essential on the street frontage (for example to prevent small children or pets from leaving the property) then the use of a good quality steel palisade of colour approved by ARC are preferred.
- 4.1.3 If solid walling is required to enhance the privacy of certain parts of the property (for example, to screen the swimming pool from the street), then such walling should be as low as possible, and should not extend for more than 25 % of its length as a continuous line parallel to the street boundary - if a solid wall is unavoidable, a stepped-back or articulated wall is considered less detrimental to the streetscape. These walls must be substantially the same as all the other walls surrounding Kyalami Glen or as approved by the ARC.
- 4.1.4 In order to provide stacking space for cars and for visitor's parking, garages fronting directly onto the street should be set back five metres from the stand boundary.

## 5. **PROHIBITED BUILDING MATERIALS.**

To allow for diversity and interest, a variety of individual architectural designs will be encouraged. In principal no limitations are placed on building materials other than the following items, the use of which is not allowed.

- 5.1 Unpainted plaster.
- 5.2 Unpainted or reflective metal sheeting.
- 5.3 Reflective or false roofing materials.
- 5.4 Precast concrete walls.
- 5.5 Wood panel fencing.
- 5.6 Razor wire, security spikes or similar features except with the permission of the ARC on the perimeter of Kyalami Glen.
- 5.7 Lean to's and temporary car ports or patent type shadenetting structures.
- 5.8 Shade netting may only be used if incorporated within an approved purpose made structure.

The approval of the ARC should be obtained for the use of any materials other than conventional bricks and mortar.

## 6. **MISCELLANEOUS ARCHITECTURAL GUIDELINES.**

- 6.1 The aesthetics of the design of parapets, fascias, capping eaves, roof trim, guttering and roofing materials in general will be considered.

- 6.2 All external finishes and colours should be specified, and colour samples may be requested.
- 6.3 Awnings, TV aerials, blinds and other items which do not form part of the basic structure should be clearly shown and annotated on approval drawings.
- 6.4 Solar heating panels, if used, should be incorporated into the buildings to form part of the basic structure and should be clearly shown and annotated on approval drawings.
- 6.5 Outbuildings and additions should match the original design and style, both in elevation and in material usage.
- 6.6 Staff accommodation and kitchens should open onto screened yards or patios.
- 6.7 Yard walls and screen walls should complement the basic materials of the building.
- 6.8 No staff accommodation should be nearer to the street than the main dwelling unless contained under the same roof or integrated onto the total design.
- 6.9 The privacy of surrounding properties should be considered. As a general rule, no windows or balconies on the upper storey should overlook the "living space" (for example, the swimming pool) of adjacent dwellings.
- 6.10 All exposed plumbing and washing lines should be fully screened from the street elevation and other elevations onto adjoining properties.
- 6.11 Perspective views may be requested as part of the approval documentation.

## 7. **APPROVAL, BUILDING DEPOSIT AND RULES.**

- 7.1 Perspective drawings and photos may be requested.
  - 7.1.1 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 Homeowner's Association and ARC, which approval shall not be unreasonably withheld.
  - 7.1.2 The architectural style of the house will be considered in relation to that of other houses in the area, as well as aesthetic appearance and the proposed sitting of the building, and such other factors as the Homeowner's Association and the ARC in its entire discretion may deem appropriate.
  - 7.1.3 Nothing in the above will be construed as permitting the contravention of the Conditions of Title to any erf of any by-laws or regulations of the Local Authority.
  - 7.1.4 Every effort will be made to ensure that standards are observed by all stand owners. However, the right to final approval of building plans ultimately vests in the Local Authority and no assurance can be given to individual owners that the above standard will be adopted throughout the Village

## 8. **ACCREDITED ESTATE AGENTS**

- 8.1. Only Estate agents accredited by the HOA will be allowed to operate on the estate.
- 8.2. In the event of the Home Owner having sold its property through an estate agent not accredited by the HOA, a penalty levy would be payable.

9. **SITE BOARDS**

- 9.1 Only boards as approved by the HOA for stand identification or for sale will be allowed. All other boards will be removed at the cost of the owner.