

SUNBIRD GOLF & WILDLIFE ESTATE
PROPOSED ARCHITECTURAL GUIDELINES

INTRODUCTION:

Prior to submitting building plans to the Thabazimbi Local Municipality, all property owners will be required to submit building plans to the Sunbird Home Owners Association (“Association”) for approvals. Any superficial alterations which do not normally require Municipal approvals (to any building or property) will require Association approval.

This document is for guidance purposes only and all submissions will be treated on merit and discussions entered into if necessary.

DESIGN GUIDELINES:

The Association will encourage the natural development of houses within certain parameters.

It is however the intention that all structures and buildings erected should conform to the Sunbird Golf & Wildlife Estate parameters mentioned herein.

The general wildlife feel lends itself to the potential of a verandah or patio with a reasonable covered area and this element should be incorporated into all residences.

GENERAL DESIGN PRINCIPLES:

All areas and structures within the Estate must share a common criterion and finishes through the application of common style and finish.

A proposed range of finishes and materials have been approved and by adhering to this range and by applying additional criteria specific to any area, sufficient scope to suite individual requirements of the residents as well as preferred taste will be conceded, while maintaining a sense of harmony to enhance the environment.

Attention must be given to conditions relating to permitted building positions relative to existing trees, vegetation, flood water levels and height restrictions.

ROOFS:

- Only profiled concrete roof tiles will be allowed on the Golf Estate stands. Colour range will be provided.

- Concrete flat roofs will be allowed on condition that a minimum of 60% of total roof areas have a pitch of at least 26°.
- Minimum roof overhangs of 600 mm.
- All exposed roof structures to be in an approved timber.
- TV Antennas and Satellite Dishes to be positioned with the necessary care and consideration.

EXTERNAL WALLS:

- Minimum 60 % of all external residence walls (excluding doors & windows) to be in a struck-off plaster finish in the colour range provided.
- A 40 % allowance for natural stone finish and/or face brick will be considered if treated with the necessary care and aesthetic consideration.
- Exposed gutters and downpipes will be allowed, on condition that these elements will have to be painted with the colour range provided.

DRIVEWAYS & PAVING:

- Paving of driveways from street to boundary line to be in an “Autumn Blend” mix only.
- Pavers with an acceptable textured finish to be used for courtyards, driveways, terraces and aprons.

FENCING IF OPTED FOR

- Side boundary walls (See Golf Course for exceptions) maximum 1.8m high properly constructed solid wall in a struck-off plaster painted finish and painted both sides.
- Golf Course boundary walls – fencing alongside golf course to a maximum 1.2 m properly constructed solid wall in a struck-off plaster painted finish and painted both sides.
- Street boundary walls (excluding motor or pedestrian gates) max. 1.8m high properly constructed solid wall in a struck-off plaster painted finish and painted both sides.

SIGNAGE:

- Street numbering to be compatible with general signage within the development – no other signage / posters will be allowed.

BUILDING LINES / SQM:

- Street Building Line: 5.0 m from boundary line.
- Golf Course Building Line: 5.0 m from boundary line for single storey structures.

- Golf Course Building Line: 8.0 m from boundary line for double storey structures.
- Side and Back-to-Back Boundaries: 2.0 m from Boundary line for single storey (Note: 2.0m servitudes where applicable).
- Side and Back-to-Back Boundaries: 3.6 m from boundary line for double storey structures.
- Minimum 150 m² Residences (Including Garage) will be allowed.

WASHING LINES:

- All washing lines to be properly screened by means of struck-off, plastered and painted walls from streets and Golf Course Site lines.

GENERAL:

- No security spikes or razor wire and electric shock wires or any similar devices shall be permitted on houses or house fences.
- No tool sheds or Wendy houses are allowed.
- No shade cloth carports will be allowed.
- The visual impact of pools, waterfalls and other features onto the Golf Course view must be considered and may require shrub or vegetation screening.
- No exposed sewer or water supply pipes will be allowed on external walls. Pipes to be properly screened off.