

## **STANDARDS FOR FERNKLOOF ESTATE, HERMANUS**

To all Property Owners, Designers, Architects and Builders

Further to the approval of scrutinised building plans for the Fernkloof Estate, please ensure that the following are adhered to before any Completion or Handover Certificates will be awarded:

### **SOFT AND HARD LANDSCAPING:**

- Pavements / Verges: It is the responsibility of the individual owners that the verges of each property be maintained. It is therefore a good idea to incorporate the landscaping of each erf's verge as part of the landscaping design of the respective properties.
- Driveway paving: Please note that only the following will be accepted as appropriate driveway paving – Wheatstone Brick Pavers, Dark Charcoal Cobbles, Tan Cobbles (to match Wheatstone brick pavers) or exposed aggregate paving. Combinations of these materials are allowed. **Please also try to limit the extent of driveway paving as much as possible.**
- Owners of erven are required to design and implement the garden landscapes on their properties in accordance with the conditions, specifications and restrictions as stipulated in the guidelines.

### **STONE CLADDING:**

- Only natural stone will be allowed for stone cladding purposes. No pre-manufactured stone cladding will be allowed. The Design Review panel may also suggest limiting the extent of stone cladding on proposed buildings should it be felt that cladding proposed is excessive.

**Paving and stone cladding: It is advisable to present samples of proposed paving and stone cladding that is to be used to Eric Theron at the Precinct 6 (Lakewood Village) Gate House for his approval.**

### **BOUNDARY WALLS:**

- Boundary walls should be acceptably finished on both sides unless concealed by the neighbour's boundary wall.
- Acceptable finishing to boundary walls are as follows...
  - Walls are to be plastered and painted, but bagged and painted brickwork walls can be considered (with limitations as decided by the Design Review panel).
  - Boundary walls constructed from Concrete Blocks are discouraged.
  - Boundary walls facing public open spaces are to be painted the same colour as the boundary walls of the complex, or in consensus with surrounding properties left unpainted so as to prevent a 'patchwork' of colours.

- Heights and acceptable lengths to boundary walls remain as per the guidelines. Heights are to be determined from the natural (existing) ground level of the property adjacent to the wall.
- Yard screen walls are to be 2,1m high measured from the finished ground level of the yard.

### **SATELLITE DISHES:**

- The position of Satellite dishes must be indicated on plans. Dishes are to be positioned below 'eaves' as indicated in the guidelines
- 'Eaves' is taken to be understood as below fascia boards **NOT** below barge boards at a gable condition. – *Please ensure that the installer of the dish is aware of this*
- This is to ensure that dishes are as inconspicuous as possible.

### **FRONT DOORS:**

- There have been requests to install 'unique' front doors to houses, either with 'patterns' on or with glazed elements. The guidelines allow for an amount of individual expression on houses & therefore making front doors 'unique' is not expressly frowned upon. The design review committee/estate manager should be made aware of such choices (prior to ordering) to ensure that the 'spirit' of the guidelines are not compromised through the choice. If possible the door design should be indicated on plans submitted to the design review committee for approval.

Regards  
Alan McIntyre

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