

MUKAMUNYA

ARCHITECTURAL GUIDELINES

June 2007

Owners' Signature in Acceptance of these Architectural Guidelines

Stand Number:

Name of Owner:

Company Name:
(If the Stand is owned in a Company Name)

Owners' Signature:

Date:

1. Interpretation

In these Architectural Guidelines, unless inconsistent with the context, the following terms shall have the following meanings:

1.1 Amenity Area

Those parts of the Estate the use of which shall be non exclusive to the Developer or Member depicted on the general plan in respect of Properties 1 to 64 sub-divided from Farms 297a, 300a, and 301a more particularly detailed in the Lease including the nature trails and bridle paths, stables, walking trails, recreational and barbeque areas, swimming areas, ablution facilities, paddocks, dressage arena, tool sheds and stores, club house, squash and tennis courts and all ancillary developments and all improvements for beautification, erosion control and storm drainage purposes situated thereon and there under and all other areas or parts of the Estate which from time to time are provided by the Developer for common use and enjoyment by the Members and occupiers of the Properties and all persons expressly or by implication authorised by them.

1.2 Architectural Review Sub-Committee or ARSC

The committee established by the Executive Committee to oversee and implement the design guidelines set out herein and development of the Estate.

1.3 Architectural Guidelines

The architectural guidelines contained herein as from time to time promulgated by the Architectural Review Sub-Committee and the Executive Committee.

1.4 Association

The MukaMunya Homeowners Association.

1.5 Certificate of Title

The certificate of title to the Property to be issued in accordance with Parts III to VII of the Lands Act, Chapter 184 of the Laws of Zambia;

1.6 Chairman and Secretary

The persons holding office as Chairman and Secretary of the Executive Committee.

1.7 Contract of Sale

The agreement in terms of which each owner, of each Property has purchased his Property.

1.8 Constitution

The constitution of the Association as amended from time to time.

1.9 Developer

Leopards Hill Developments Limited, a company with limited liability duly incorporated according to the company laws of the Republic of Zambia with company registration number 64934, and having its registered office at Fig Tree House, 1 Warthog Road, Kabulonga, Lusaka, Zambia.

1.10 Executive Committee

The committee from time to time established and forming the MukaMunya Home Owners Association Executive Committee established in terms of Clause 9 of the Constitution.

1.11 Lease

The Lease Agreement entered into or to be entered into on or about the date of this Constitution between Pelham Properties Limited and Leslie Szeftel in respect of the use of the Amenity Area.

1.12 Member

A person with exclusive or joint right of occupation of one or more Properties, duly admitted to Membership in terms of Clause 6 of this Constitution.

1.13 Owner

The registered proprietor of Property.

1.14 Property

The property in respect of which a Member is the registered owner and in respect of which the Member has an exclusive or joint right of occupation as acquired in terms of the Contract of Sale.

1.15 Scheme and Estate

The scheme and estate depicted in the general plan in respect of Properties 1 to 64 subdivided from Farms 297a, 300a, and 301a as developed by the Developer including the area comprising the Lease.

2. Introduction

- 2.1 The Developer and Executive Committee have appointed the Architectural Review Sub-Committee which falls under the remit of the Executive Committee. The purpose of this body is to protect the longer-term vision of the Developer, the Estate and the values of property within the development by acting as an aesthetic watchdog.
- 2.2 It will be incumbent upon any stand owner, within the development, to obtain approval from the ARSC before making submissions to Lusaka City Council for any necessary approvals with respect to proposed house building, landscaping and external features.
- 2.3 The ARSC will take a holistic view of what is deemed to be beneficial to the Estate whilst at the same time balancing an individual owner's requirements.
- 2.4 It is emphasized that this document is for the purpose of guidance only and apart from those items specifically excluded within the Constitution which forms part of the Contract of Sale, and thence part of the Certificate of Title, and as such are inadmissible without exception, all submissions will be treated on merit after discussion. To avoid abortive work, design and landscaping proposals shall be presented to the ARSC at sketch design stage. See back page for instructions with respect to submissions.

3. Design Guidelines

- 3.1 The Estate is a residential estate incorporating recreational facilities.
- 3.2 As a result, the ARSC ensures the development of houses within certain parameters hereinafter referred to as "Design Guidelines". House designs must take due cognizance of environmental setting, good manners in architecture and fences appropriate to aesthetic and functional needs.
- 3.3 A desirable residential streetscape must be adopted, whilst at the same time affording adequate privacy. Because the entire Estate is to be bounded by a security fence, the use of walls will not be allowed, with the exception of screening walls as indicated in the Constitution and in these Design Guidelines. The placing of features such as front gates, screen walls, landscaping and lighting must be carefully considered.
- 3.4 The development will have distinct zones each having their own particular attributes. The creation of a common theme in conformity with the essential ethos of the development should be followed. The objective is to create a vibrant community having a country lifestyle yet within urban boundaries and adjacent to facilities offered by the country's capital.

4. General Design Criteria

- 4.1 All designs should follow these common design criteria. Whilst each house will have its own unique design, the application of the criteria will result in a high standard and the harmonious design and development of the Estate. This applies particularly to finishes, colours, roofs, walls and general fenestration. Architects, draughtsman and designers working within the range will achieve a desirable aesthetic end result, whilst at the same time providing for individuals requirements and tastes. It is considered essential that a sense of harmony through good manners in design is achieved.
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- 4.2 These Architectural Guidelines identify the key elements that constitute the buildings on the site and seeks to identify that which is acceptable and that which is unacceptable if a development of quality is to be achieved in terms of architectural, environmental, security and living standards.

DESIGN CRITERIA

Area	Acceptable Style / Materials / Colours	Unacceptable Style / Materials / Colours
Architectural Style	<ul style="list-style-type: none"> ○ Aesthetically suitable ○ Consistent style and material for all structures on the property 	<ul style="list-style-type: none"> ○ See General
Views	<ul style="list-style-type: none"> ○ Respect for neighbours views ○ Environmentally friendly landscaping and gardening 	<ul style="list-style-type: none"> ○ Obtrusive structures ○ Planting of obtrusive vegetation
General (Applies To All Areas)	<ul style="list-style-type: none"> ○ Aesthetically pleasing ○ Unobtrusive to neighbours ○ Environmentally friendly ○ Consistency of style 	<ul style="list-style-type: none"> ○ Gaudy colours ○ Primary colours ○ Highly reflective finishes ○ Temporary Structures ○ Unpainted / unfinished blocks / concrete work ○ Demarcation walling ○ Obtrusive structures / landscaping ○ Inferior quality materials
House Form / Building	<ul style="list-style-type: none"> ○ Aesthetically suitable ○ Consideration of neighbours views ○ Guest cottage attached or within main composition of 	<ul style="list-style-type: none"> ○ Roof ridges exceeding 12m above Natural Ground Level ○ More than 2 storeys above NGL ○ Exposed clothes drying

Area	Acceptable Style / Materials / Colours	Unacceptable Style / Materials / Colours
	<ul style="list-style-type: none"> structures ○ Walled kitchen yards and clothes drying yards 	<ul style="list-style-type: none"> yards ○ Domestic quarters living areas exposed to view ○ Structures within 10m of boundaries ○ Houses below 150m² ○ Houses above 1000m² ○ Visible plumbing ○ Visible washing lines ○ See General and Architectural Style
Roof	<ul style="list-style-type: none"> ○ Chromadeck / painted corrugated iron (aesthetic) ○ Roof tiles or slates ○ Thatch 	<ul style="list-style-type: none"> ○ Unpainted corrugated iron ○ Raw asbestos roof sheeting ○ Fibreglass roof sheeting ○ Plain or painted, corrugated profile, asbestos roof sheeting ○ Visible and reflective flat roofs ○ Shade cloth ○ See General and Architectural Style
Roof Fixtures (Satellite Dishes, Solar Panels, Antennae, Etc.)	<ul style="list-style-type: none"> ○ Discreetly placed below roof line ○ Nothing larger than 3.1m diameter 	<ul style="list-style-type: none"> ○ Large or tall and obstructive or unsightly fixtures ○ Fixtures that project above roof line
External Walls	<ul style="list-style-type: none"> ○ Light and pastel colours 	<ul style="list-style-type: none"> ○ See General and Architectural Style ○ Stylised plaster

Area	Acceptable Style / Materials / Colours	Unacceptable Style / Materials / Colours
Windows/Doors	<ul style="list-style-type: none"> ○ See General and Architectural Style 	<ul style="list-style-type: none"> ○ See General and Architectural Style
Verandah's, Pergolas, Balconies And Balustrades	<ul style="list-style-type: none"> ○ See General and Architectural Style ○ See Roofs 	<ul style="list-style-type: none"> ○ See Roofs ○ See General and Architectural Style
Awnings	<ul style="list-style-type: none"> ○ See General and Architectural Style ○ See Roofs 	<ul style="list-style-type: none"> ○ Shade cloth ○ Unpainted corrugated iron ○ See General and Architectural Style
Garages And Outbuildings	<ul style="list-style-type: none"> ○ Style and materials consistent with main house ○ 10m from all boundaries ○ Within screen walled area 	<ul style="list-style-type: none"> ○ Garage doors wider than 4.8m ○ Pre-cast / temporary ○ See Roofs
Domestic Quarters	<ul style="list-style-type: none"> ○ Aesthetically suitable ○ Style and materials consistent with main house ○ Minimum of 10m from boundary ○ Maximum floor area of 150m² under roof ○ Electrical cooking / water heating / lighting ○ Within screen walled area 	<ul style="list-style-type: none"> ○ Pre-cast concrete structures ○ Timber structures ○ Temporary structures ○ See General, Architectural Style and Roofs ○ Obtrusive to neighbours
Swimming Pools	<ul style="list-style-type: none"> ○ Pool surround to match general paving ○ Pool shelters style and materials consistent with main house ○ Pumps and filters discreetly 	<ul style="list-style-type: none"> ○ Portable pools above ground

Area	Acceptable Style / Materials / Colours	Unacceptable Style / Materials / Colours
	<ul style="list-style-type: none"> placed ○ Safety fencing 	
External Features	<ul style="list-style-type: none"> ○ Use of screen walling ○ Colours to match main house / structures ○ Discreetly placed 	<ul style="list-style-type: none"> ○ Visible plumbing ○ Visible washing lines ○ Temporary structures ○ Prefabricated Structures ○ Retention of site huts / offices
Paving	<ul style="list-style-type: none"> ○ Aesthetically suitable ○ Natural brick or similar material 	<ul style="list-style-type: none"> ○ Unsightly driveways ○ Unsightly paving ○ See General and Architectural Style ○ Above 10% of stand area
Fencing & Enclosures	<ul style="list-style-type: none"> ○ Boundary fencing using diamond mesh, bonnox, electric, or palisade fencing (Electric fencing to have protective fence on outside boundary) ○ Entrance gate side / wing walls ○ Entrance gate guard post matching main house style and material ○ Screen walls matching main house, style and material high at drying yards, courtyards, domestic quarters ○ Diamond mesh or palisade fencing in immediate 	<ul style="list-style-type: none"> ○ Boundary walls ○ Razor wire ○ Barbed wire ○ Flood lighting ○ See General and Architectural Style

Area	Acceptable Style / Materials / Colours	Unacceptable Style / Materials / Colours
	vicinity of buildings	
Built Garden Features	<ul style="list-style-type: none"> ○ Aesthetically acceptable ○ Materials and style similar to main structure ○ Tennis court in unobtrusive position ○ Tennis court lit in unobtrusive manner 	<ul style="list-style-type: none"> ○ Any structure of temporary nature ○ Pre-cast concrete carports ○ Tube / metal supports ○ Unsightly structures ○ Obtrusive to neighbours ○ Flood lighting ○ See General and Architectural Style
Signage And Street Furniture	<ul style="list-style-type: none"> ○ Aesthetically suitable (E.g. brass lettering) 	<ul style="list-style-type: none"> ○ See General and Architectural Style ○ Flood lighting
Vegetation & Landscaping	<ul style="list-style-type: none"> ○ See Constitution ○ Retention of trees ○ Planting of indigenous trees 	<ul style="list-style-type: none"> ○ See Constitution ○ Obtrusive vegetation ○ Trees shedding leaves into neighbours garden ○ No plantations / cropping ○ Natural brick or similar driveways and paths ○ Unnecessary removal of trees ○ Planting of prohibited trees (See LHOA list of trees) ○ Blocking of streams / waterways

5. Design Review Process

- 5.1 Owners should have their houses designed by registered architects or draughtsmen.
- 5.2 The Owner's designer can obtain most documentation and plans relevant to the site through the Association's administration offices.
- 5.3 Detailed surveys on the Owner's Property may be arranged through the Association's administration office; however, all expenses are to the Owner's account.
- 5.4 The following steps should be taken (please use the forms attached to these Architectural Guidelines):

STEP 1

- 2 COPIES Final sketch plans, with Checklist to ARSC for preliminary discussion.
- The current fee should be attached to the submission. The Association's Administration Office will advise on the schedule of fees which shall be amended from time to time.

STEP 2

- Collect approved sketch plans / ARSC Checklist
- Discussions with ARSC if necessary
- ARSC will retain one set for their records

STEP 3

- 3 COPIES Working Drawings for Local Authority to ARSC for final scrutiny and approval at least 2 weeks prior to submission to local authority.

STEP 4

- On approval by ARSC 2 copies to local authority
- 1 COPY to be retained by ARSC, together with checklist

STEP 5

- On approval by Local Authority advise ARSC for administration purpose
 - 1 COPY final set of approved plans to ARSC for record purposes only
 - All documentation will be treated with urgency and confidentially
 - All plans for submission to the ARSC/local authority should be A1 or A2 in size
 - No plans should be submitted on A3 or smaller
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6. Role of the Executive Committee/Architectural Review Sub-Committee

- 6.1 In terms of the Constitution the purpose of the ARSC is to, inter alia, regulate and control development within the Estate to the benefit and best interests of the community; in compliance with the vision of the Developer, and to the satisfaction of the local authority.
- 6.2 The ARSC will determine the hours of working and rules that will apply to building contractors and building operations.
- 6.3 All contractors, sub contractor and affiliated contractors are bound by the regulations contained within these Architectural Guidelines.
- 6.4 The ARSC may, subject to the terms of the Constitution, alter any part of the requirement of these Architectural Guidelines and may at any time decide to appoint a new firm or individual architects to act as the Review Architects.
- 6.5 All queries relating to submission procedures should be directed to the ARSC care of the Association's administration office.
- 6.6 The ARSC will enforce the contents of this document and any other requirements in relation to these Architectural Guidelines specified in the Contract of Sale at their discretion. To this extent each design will be treated on its own merits. However, the ARSC shall not unreasonably withhold approval.

7. Submission Check List

- 7.1 Plans
- Stand / Plot Number
 - North Point
 - Contour Lines (existing)
 - Site Boundaries
 - Building Lines
 - Position of adjacent buildings
 - All external finishes indicated
 - Percentage of coverage for each floor
 - All rooms named
 - All floor levels and external levels (relative to contours)
 - Section Lines
- 7.2 Elevations And Sections
- All external finishes
-

- Natural ground level lines
- Floor and roof levels
- Site Boundaries
- Building Lines

7.3 Samples

- As required

7.4 Owner Details

- Name of Owner
- Name of Company in whose name plot is registered
- Contact numbers and Address

7.5 Architect / Designer Details

- Name of Architect/Designer
- Name of Practice/Company
- Contact Telephone numbers and address

7.6 Confirmation Of Designers Professional Registration

- Confirmation of Designers' professional registration and the name of practice (where applicable)
- Qualifications and name of company for any other persons responsible for drawings

7.7 General Information

- Area of House
 - Area of Garage
 - Area of Domestic Quarters
 - Anticipated date of Construction
 - Estimated completion Date
 - Deposit enclosed
-

7.8 Submission Forms

- Use appropriate forms, as attached and that are also obtainable at the Association's administration office

8. Site & Services

8.1 All specific details with respect to the site, development area and associated services may be obtained from the Association's administration offices.

8.2 All queries and requests for documentation should be directed to the Architectural Review Sub-Committee through the Association's administration office.

9. Order of Precedence, Statutory Compliance and Structural Integrity

9.1 This document should be read in conjunction with the Constitution.

9.2 This document does not take precedence over any clause in the Contract of Sale. Nor does it take precedence over the Constitution.

9.3 This document does not take precedence over statutory requirements and architects and owner should check on these requirements for each site.

9.4 The ARSC can only evaluate the aesthetics and compliance of any submission to these Guidelines and the Constitution and the ARSC cannot bear responsibility for compliance by the Owner to any statutory requirements.

9.5 The ARSC is not responsible for any structural defects in any structure submitted to them and approved by them.

10. Rules for Contractors and Suppliers

When developing his Property the Owner shall ensure that he and his contractors, landscapers, suppliers and agents adhere to the rules set out below that govern all development, construction, landscaping and all other such activities.

The Owner and his contractors and suppliers shall:

10.1 Confine working hours for construction activities to be between:

- Monday to Friday: 07h00 to 18h00
 - Saturday : 07h00 to 13h00
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- 10.2 Confine all material deliveries to be between Monday and Friday between the hours of 08h00 and 17h00.
- 10.3 Not undertake any construction related activities on Sundays and Public Holidays.
- 10.4 Not undertake any major landscaping related activities that may cause a nuisance to neighbours on Sundays and Public Holidays.
- 10.5 Not accommodate any workmen on the Property overnight save for one night watchman.
- 10.6 Adhere to security procedures for contractors, suppliers and workmen that may be stipulated from time to time by the Association and pay all charges that may be levied for the production and administration of security devices and measures.
- 10.7 No building or other materials or machinery shall be delivered, off-loaded, stored or parked at road-sides or anywhere outside a Property's boundaries.
- 10.8 Keep all rubbish in covered containers that are adequately screened or enclosed and enter into proper commercial waste disposal contract which results in the frequent removal and disposal of rubbish from the Property.

11. List of Prohibited Trees

The trees set out below have been listed as prohibited in order to prevent “exotic invaders,” which have become naturalized and are classed by some botanists as indigenous, from overtaking indigenous vegetation.

11.1 Eucalyptus, Conifers and Pines

- These are prohibited due to their non-indigenous state and their penchant for large consumption of water.
- Please plant your Christmas fir or pine in a nice container.

11.2 Toona Ciliata (Toon or Cedrilla)

- This is a very strong self propagating plant and takes over large areas very quickly.

11.3 Syringa

- The purple flowered Syringa is inclined to fast self propagating.
- Other Syringas are permitted

11.4 Jacaranda

- Inclines to fast self propagating.
 - There is a beautiful pink jacaranda, which is indigenous to Africa
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11.5 Bauhinias

- The self propagating common Bauhinia is prohibited
- There are beautiful indigenous Bauhinias: Bauhinia Galpinii and Bauhinia Paniculata

Non-indigenous shrubs are allowed unless, for some reason, they are prohibited by law. E.g. Lantana

Specimen

Submission of House Sketch Designs for Approval

Plot Number:

Date:

Owners Name:

Owners Contact Details:

Address:

Telephone: Fax:

Mobile: Email:

Instructions

Owner to Enclose the following Documents:

- 1. Site plan and final sketch design drawings 2 copies
- 2. Copy of detailed survey (only applicable to steep slopes) 1 copy
- 3. Completed ARC Checklist 2 copies

Owner to Submit Documents to:

Architectural Review Committee; Leopard Hill Estate Owners Association
c/o Leopards Hill Estate Administration Office

General Information

- 1. Area of Ground Floor: m2
- 2. Area of First Floor: m2
- 3. Area of Basement: m2
- 4. Area of Garage: m2
- 5. Area of Staff Quarters: m2
- 6. Expected Construction Start Date:
- 7. Estimated Completion Date:
- 8. Amount of Approval Fee Enclosed:

Architect / Designer

Name:

Address:

Telephone: Fax:

Mobile Phone: Email:

Owners Signature

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Approved / Amend (For Office Use Only)

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ARC Chairman

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ARC Member

Submission of House Working Drawings for Approval

Plot Number:	Date:
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Owners Name:

Owners Contact Details:

Address:

Telephone: Fax:

Mobile: Email:

Instructions

Owner to Enclose the following Documents:

- 1. Site plan and final working drawings 3 copies
- 2. Copy of detailed survey (only applicable to steep slopes) 1 copy
- 3. Completed ARC Checklist 2 copies

Owner to Submit Documents to:

Architectural Review Committee; Leopard Hill Estate Owners Association
 c/o Leopards Hill Estate Administration Office

General Information

- 1. Expected Municipal Submission Date:
- 2. Expected Construction Start Date:
- 3. Estimated Completion Date:
- 4. Amount of Approval Fee Enclosed:

Architect / Designer

Name:

Address:

Telephone: Fax:

Mobile Phone: Email:

Owners Signature

<p>.....</p>	Approved / Amend (For Office Use Only)
	<p>_____</p> <p>ARC Chairman ARC Member</p>

Architectural Guidelines Checklist

*To be used in conjunction with the Leopards Hill Estate Constitution and Architectural Guidelines
Complete and Submit to ARC in Duplicate*

Owners Name: Plot No:

Date Submitted:

For ARC Office Use Only

Design Approved / Requires Amendment

Date: _____

ARC Chairman

ARC Committee Member

Description	Compliance			Checked by		
	Style	Material	Colour	Owner	Architect	ARC
1. Architectural Style						
1.01 Acceptable						
- Aesthetically suitable						
- Consistent style and material for all structures						
1.02 Unacceptable						
- See General						
2. Views						
2.01 Acceptable						
- Respect for neighbours views						
- Environmentally friendly landscaping and gardening						
2.02 Unacceptable						
- Obtrusive structures						
- Planting of obtrusive vegetation						
3. General (Applies To All Areas)						
3.01 Acceptable						
- Aesthetically pleasing						
- Unobtrusive to neighbours						
- Environmentally friendly						
- Consistency of style						
3.02 Unacceptable						
- Gaudy colours						
- Primary colours						
- Highly reflective finishes						
- Temporary Structures						
- Unpainted / unfinished blocks / concrete work						

Description	Compliance			Checked by		
	Style	Material	Colour	Owner	Architect	ARC
- Demarcation walling						
- Obtrusive structures / landscaping						
- Inferior quality materials						
4. House Form / Building						
4.01 Acceptable						
- Aesthetically suitable						
- Consideration of neighbours views						
- Guest cottage attached or part of main composition						
- Walled kitchen yards and clothes drying yards						
4.02 Unacceptable						
- Roof ridges exceeding 12m above NGL						
- More than 2 storeys above NGL						
- Exposed clothes drying yards						
- Exposed domestic quarters						
- Structures within 10m of boundaries						
- Houses below 150m ²						
- Houses above 1000m ²						
- Visible plumbing						
- Visible washing lines						
5. Roof						
5.01 Acceptable						
- Chromadeck / painted corrugated iron						
- Roof tiles or slates						
- Thatch						
5.01 Unacceptable						
- Unpainted corrugated iron						
- Asbestos roof sheeting						
- Fibreglass roof sheeting						
- Visible and reflective flat roofs						
6. Roof Fixtures (Sat Dishes, Solar, Antennae)						
6.01 Acceptable						
- Discreetly placed below roof line						
- Nothing larger than 3.1m diameter						
6.02 Unacceptable						
- Large or tall and obstructive or unsightly fixtures						
- Fixtures that project above roof line						

Description	Compliance			Checked by		
	Style	Material	Colour	Owner	Architect	ARC
7. External Walls						
7.01 Acceptable						
- Light and pastel colours						
7.01 Unacceptable						
- Stylised plaster						
8. Windows/Doors						
8.01 Acceptable						
- Aesthetically pleasing						
8.01 Unacceptable						
- Gaudy colours						
- Primary colours						
- Highly reflective finishes						
9. Verandah's, Pergolas, Balconies And Balustrades						
9.01 Acceptable						
- See General and Architectural Style						
- See Roofs						
9.01 Unacceptable						
- See General and Architectural Style						
- See Roofs						
10. Awnings						
10.01 Acceptable						
- See General and Architectural Style						
- See Roofs						
10.01 Unacceptable						
- See General and Architectural Style						
- See Roofs						
11. Garages And Outbuildings						
11.01 Acceptable						
- Style and materials consistent with main house						
- 10m from all boundaries						
- Within screen walled area						
11.01 Unacceptable						
- Garage doors wider than 4.8m						
- Pre-cast / temporary						
- See Roofs						

Description	Compliance			Checked by		
	Style	Material	Colour	Owner	Architect	ARC
12. Domestic Quarters						
12.01 Acceptable						
- Aesthetically suitable						
- Style and materials consistent with main house						
- Minimum of 10m from boundary						
- Maximum floor area of 150m ² under roof						
- Electrical cooking / water heating / lighting						
- Within screen walled area						
12.02 Unacceptable						
- Pre-cast concrete structures						
- Timber structures						
- Temporary structures						
- Obtrusive to neighbours						
13. Swimming Pools						
13.01 Acceptable						
- Pool surround to match general paving						
- Shelter style and materials same as main house						
- Pumps and filters discreetly placed						
- Safety fencing						
13.02 Unacceptable						
- Portable pools above ground						
14. External Features						
14.01 Acceptable						
- Colours to match main house / structures						
- Discreetly placed						
14.02 Unacceptable						
- Visible plumbing						
- Visible washing lines						
- Temporary structures						
- Prefab Structures						
- Retention of site huts / offices						
15. Paving						
15.01 Acceptable						
- Aesthetically suitable						
- Natural brick or similar material						
15.02 Unacceptable						
- Unsightly driveways						
- Unsightly paving						
- Above 10% of stand area						

Description	Compliance			Checked by		
	Style	Material	Colour	Owner	Architect	ARC
16. Fencing & Enclosures						
16.01 Acceptable						
- Diamond mesh or bonnox boundary fencing						
- Electric or palisade boundary fencing						
- Electric fencing protective fence on outside face						
- Entrance gate side / wing walls						
- Entrance gate guard post matching main house						
- Screen walls matching main house style / material						
- Screen walls matching main house at drying yards						
- Screen walls matching main house at courtyards						
- Screen walls matching main house at staff quarters						
- Diamond mesh / palisade in vicinity of buildings						
16.02 Unacceptable						
- Boundary walls						
- Razor wire						
- Barbed wire						
- Flood lighting						
17. Built Garden Features						
17.01 Acceptable						
- Aesthetically acceptable						
- Materials and style similar to main structure						
- Tennis court in unobtrusive position						
- Tennis court lit in unobtrusive manner						
17.02 Unacceptable						
- Any structure of temporary nature						
- Pre-cast concrete carports						
- Tube / metal supports						
- Unsightly structures						
- Obtrusive to neighbours						
- Flood lighting						
18. Signage And Street Furniture						
18.01 Acceptable						
- Aesthetically suitable (E.g. brass lettering)						
18.02 Unacceptable						
- Flood lighting						

Description	Compliance			Checked by		
	Style	Material	Colour	Owner	Architect	ARC
19. Vegetation & Landscaping						
19.01 Acceptable						
- See Constitution						
- Retention of trees						
- Planting of indigenous trees						
19.02 Unacceptable						
- See Constitution						
- Obtrusive vegetation						
- No plantations / cropping						
- Natural brick or similar driveways and paths						
- Unnecessary removal of trees						
- Planting of prohibited trees (See LHOA list of trees)						
- Blocking of streams / waterways						

Specimen