



ARCHITECTURAL & LANDSCAPING GUIDELINES



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INTRODUCTION

- These Guidelines have been drawn up to ensure new additions and alterations to both buildings and landscaping remain within the cohesive architectural and landscaping characteristics of Kidbrooke Place.
- The main original characteristics include:
 - A natural, mostly indigenous, garden, in reference to the protea farm that preceded Kidbrooke Place, as well as reference to the surrounding fynbos with mountain and sea views.
 - Orientation: most cottages are orientated north and aim to optimise both mountain and sea views where possible.
 - A Georgian style design, typified by its flat roofs with parapet all round, pediments & plaster bands, pergolas with columns, timber doors and windows (originally painted dark green or white). This has been adjusted within recent years, mainly due to the high maintenance requirements of some of these design elements (e.g. box gutters, timber doors and windows)
- The following has been approved and incorporated as the current main characteristics:
 - All timber doors and windows are to be replaced with white aluminium.
 - Pitched roofs are allowed where neighbouring views and sight lines are not impaired significantly. (Covering is to be of cement tile only.)
- In addition to these guidelines, all additions and alterations need to comply with current National Building Regulations, as well as Local Authority (Town Planning) Regulations.
- The Hudd Trust retains the right to make further changes to the guideline's documents, to ensure the intention of the guidelines is maintained.



GENERAL NOTES

- The architectural design of each structure built or altered, externally or internally, is to be compliant with these guidelines and be pre-approved by the Hudd Trust or selected representative **before any work commences**.
- The authorising authority for the development is the Hudd Trust, who will be responsible for the scrutiny and approval of all drawings for any additions and alterations, before the drawings may be submitted to the Overstrand Municipality for approval.
- The Hudd Trust may appoint a representative to fulfil this role on its behalf.
- All applications will also require a neighbour engagement process.
- In matters where the design guidelines do not address a design proposal, or a difference of opinion regarding interpretation exists, the Hudd Trust manager, refurbishments team, or nominated architect, will make a recommendation to the trustees in this regard, who will make a ruling which will be binding and final.
- The design guidelines are supplementary to the National Building Regulations and requirements of the Local Authority.
- All alterations are only to be carried out by a Hudd Trust appointed Contractor.
- Drawings of permitted additions are available from the administration office.
- Kidbrooke Place is a life right estate and subject to the Housing Development Schemes for Retired Persons Act (HDSRP) 65 of 1988 in South Africa.



DEFINITIONS AND INTERPRETATIONS

The following words, unless the context requires, have the meaning hereinafter assigned to them:

Alterations (also referred to as ‘the works’)

For the purpose of these architectural guidelines, alterations can take the form of additions, external alterations or internal alterations. These terms are defined as the following:

1. Additions: alterations that increase the existing registered floor area of a building or part thereof.
2. External alterations: alterations that do not increase the registered floor area of a building or part thereof, but which result in changes to the external façade or characteristics of the existing building.
3. Internal alterations: alterations that do not increase the registered floor area of a building or part thereof, or result in changes to the external façade or characteristics of the existing building.
4. Landscaping: both hard (e.g. paths, walls, signage) and soft (e.g. trees, shrubs and other planting) – also referred to as ‘gardens’.

Refurbishment standards

Refurbishment standards refer to the latest design, materials, finishes and fittings applied to all refurbishments of cottages. As this is updated regularly to improve on standards and current trends, the refurbishment team will regularly update the relevant document, which will be available for reference if required. All samples of allowed finishes are available to view at the sales office.

Building Envelope/Cottage Type/Typical Layout

The typical building envelope of all existing cottages comprises of the following:

- 3-bedroom cottages with double garage
- 3-bedroom cottages with single garage/with or without a carport
- 2-bedroom cottages with double garage
- 2-bedroom cottages with single garage
- 1-bedroom cottages with single garage
- 1-bedroom cottages with no garage - access to parking or carport if required

For typical layouts, please request a copy from the sales office.

(NOTE: Since 2020, as-built drawings of all refurbished cottages have been completed and are available to view at the sales office.)

ALTERATION DESIGN PARAMETERS

GENERAL

1. The design of all alterations needs to show sensitivity to the existing natural features, flora and topography.
2. Alterations and their extent (e.g. height) are not to unreasonably affect the amenities of adjacent cottages or freehold properties.
3. The proposed alterations are not to affect the current architectural integrity of Kidbrooke Place.
4. The trustees' decision regarding any of the above will be binding and final.
5. All alterations are only to be carried out by a Kidbrooke-appointed contractor.
6. All alterations will be for the resident's cost. Where specified, the cost or part thereof will be added to the life right. Depreciation may also be applied.
7. Adjusted levies will also be applied to additional square meterage.
8. On termination of a resident's life right, alterations paid for by the resident, but excluded from the life right, need to be removed and paid for by the resident/resident's estate and any damage made good.
9. The plan form for all alterations is required to be clean, with simple lines composed of rectangular or square forms, in line with the typical layouts of Kidbrooke Place.
10. Any additions and alterations are to be constructed in parallel to the orientation of the existing structure.

APPLICATION & APPROVAL PROCESS

1. For all internal and external additions and/or alterations, an application form needs to be completed (obtainable from the sales office).
2. In addition, the residents are also required to submit detailed datasheets (i.e. the technical specifications (make of product, correct use, maintenance etc) for specialist elements, such as air conditioners and solar installations).
3. For all additions or alterations, the resident is required to submit accurate drawings, as well as confirming the specialist contractor details, where the work falls outside the scope of the Kidbrooke-approved Contractor.
4. The resident is also required to submit any additional information required by the Hudd Trust relevant for approval.
5. It is advisable to consult with the operations manager for guidance on the process.
6. Where applicable, Hudd Trust approved drawings must be submitted to the Local Municipality for approval. The cost of this process is for the resident.
7. No work is to commence prior to obtaining a signed approved application form, as well as a copy of the approved council drawings where applicable.
8. The Hudd Trust has the right to remove any alterations not pre-approved or alterations that differ from what was approved.
9. The works will be viewed as complete only when signed off by a Hudd Trust representative, and all relevant certificates of completion have been submitted.
10. In the event the addition or alteration is added to the life right, the updated value statement is to be signed by both the Hudd Trust and life right holder on completion.
11. A copy of the form and the relevant documentation is stored with the life right agreement and levy administration will be updated where applicable.
12. Applications requiring Hudd Trust oversight and additional approvals, will carry an administrative cost, which is payable by the applying resident.

PERMITTED ALTERATIONS

1. Additions and alterations will be permitted, provided they comply with all other design elements as described or illustrated in this document.
2. The Hudd Trust reserves the right to amend any guidelines as the need arises and their decision in this regard will be binding and final.

EXTERNAL ELEMENTS

EXTERIOR WALLS & GARDEN WALLS

1. Only plastered and painted walls will be permitted:
 - Additions to existing buildings stipple plaster to match existing.
 - New buildings - smooth wood float finish.
2. All surfaces for painting are to be properly prepared and painted Dewey White.
3. Natural stone cladding: solid natural stone walls are only allowed for retaining walls or as low garden walls away from buildings.
4. The following wall finishes are not permitted:
 - Face brick
 - Artificial cladding
 - Unpainted bagged brickwork
 - Metal sheeting cladding
 - Fibre cement cladding
 - Wood cladding
5. Refer to 'Landscaping and Gardens' section below for further guidelines and dimensions.



PATIOS

ADDING A COVER TO AN OPEN PATIO OR PATIO WITH STANDARD PERGOLA

Most Patios have an existing timber pergola of either Meranti or Lunawood. Pergolas are maintained with a sealant, as part of the ongoing Kidbrooke maintenance programme.

The following coverings/structures may be permitted, subject to the consent of the Hudd Trust, whose decision shall be binding and final:

1. Timber Pergolas

- Timber to match existing pergolas in design and material wooden beams attached to plaster brick columns with plaster band.
- Finish sealed with ProNature water-based wood sealer.
- Colour: mahogany or clear.

2. Pergola with timber slats as cover (not rain proof):

- Wooden beams attached to columns with plaster band.
- Finish sealed with ProNature Water Based Wood sealer.
- Colour: mahogany or clear.



3. Standard pergola with the addition of a canvas awning.

- Retractable canvas awning in neutral or charcoal grey colour installed to the underside of the wooden beams.
- Retractable awnings will be removed if, in the opinion of the Trust, it is not neat.

4. Adjustable Aluminium Awning by specialist contractor:

- Colour white as per example on brick columns to match existing columns with plaster band.
- Existing timber pergola beams remain the property of The Hudd Trust - to be removed and re-used within Kidbrooke Place.

5. Shade cloth:

- Not encouraged, but allowed only if neatly fixed to the underside of pergola beams by a Kidbrooke contractor (neutral or charcoal grey shade cloth attached below the beams with strengthening timber support slats).
- Alternatively, charcoal shade cloth is allowed as a layer below the slats as per type 2 above (Pergola with timber slats).

- Shade cloth will be removed if, in the opinion of the Trust, it is not neat.

6. Solid Polycarbonate patio roofs:

- Not encouraged as they cause a large amount of heat build-up below the roof and condensation sometimes occurs below the roof during evening (more so with enclosed patios).
- The roof of a patio is to be flat - max 5-degree pitch of UV stable white or opaque polycarbonate sheeting - and finished off with a timber fascia (painted white) and white seamless aluminium gutters.
- The timber support structure is to be painted white, and white conduit used at all roof fixation points below the sheeting.
- The supporting columns should fit below the roof with a maximum roof overhang of 500mm, similar to the adjustable aluminium awning design.

7. Solid Sheet Metal patio roofs:

- Not encouraged as they cause a large amount of heat build-up below the roof and condensation sometimes occurs below the roof during evening (more so with enclosed patios).
- The roof of such a patio is to be flat (max 5 degree pitch), of Saflock 0.53 AZ200 sheeting (colour grey – se roofs), and finished off with a timber fascia (painted white) and white seamless aluminium gutters.
- The timber support structure is to be painted white, and white conduit used at all roof fixation points below the sheeting.
- These roofs are to be fitted with a skylight to ensure sufficient light into the adjacent living area. Only “Tony Sandell Roof Windows” or “Solartube rooflights” will be permitted.
- It is recommended that these roof are fitted with insulation and a fibre cement ceiling.
- The supporting columns should fit below the roof with a maximum roof overhang of 500mm.

NOTE

- Only adjustable Aluminium and Solid patio roofs are permitted where:
 - There is sufficient access for water discharge into the SWR system;
 - The average height to the underside of beams is more than 2,4m and minimum height 2,1m below the front beam; and
 - There is sufficient space below the plaster band for flashing and waterproofing.
- The roof extent of such patio may not exceed the distance of the existing columns or other built portions of the dwelling.
- The roof width of such patio may not exceed the existing width of the patio, or where not bound between 2 walls, remain within a maximum width of 6 meters at 3-bedroom cottages, less at smaller dwelling units.
- Drawings of allowed additions are available from the administration office.
- All solid roofs require council approval and a Certificate of Compliance from a structural Engineer. The Hudd Trust reserves the right to amend proposed roof specifications as the need arises and their decision in this regard will be binding and final.

ENCLOSING AN OPEN PATIO

1. Enclosing patios are not encouraged, as they restrict air flow to the dwelling and are perceived to be a habitable room.
2. The patio may be enclosed provided that the enclosure is not incorporated as a weather tight habitable area forming part of the existing dwelling.
3. Patios may be enclosed with either fabric drop blind (colour neutral or charcoal grey), or sliding/ folding ventilated white aluminium shutters over the open front and sides of the patio.
4. Both of these installations are to be carried out by an approved specialist contractor. The applicant is required to submit an example (sample or image) of the chosen shutters or blinds for approval.
5. No deviation from the above will be permitted. The trustees' decision in this regard will be binding and final.

GARAGE ALTERATIONS

1. The demolition of the existing central garage pillar and the replacement of the two existing single garage doors with one double garage door is not permitted.
2. New or replacement garage doors need to comply with the following:
 - Garage doors, whether single or double: white aluminium.
 - Garage doors, whether single or double: should be of sectional overhead construction.
3. New tip-up garage doors will only be permitted where there is insufficient overhead space for sectional overhead doors, but in such instance, the door design is required to match that of a sectional overhead door.
4. No other garage doors will be permitted.
5. Adding windows or doors to the garage will be permitted only if it does not affect the privacy of a neighbour and the door exits directly into the kitchen yard or patio.
6. Changing a garage into a habitable room will be permitted subject to building regulations relating to sufficient insulation, light and ventilation per SANS 10400, and if the dwelling unit has sufficient alternative parking.
7. Such a room is required be reinstated as a garage by the resident, when the life right is released.

CARPORTS

1. Adjustable Aluminium Awning (by specialist contractor):
 - Colour white as per example on brick columns to match existing columns with plaster band.
 - Where applicable, existing timber pergola beams that are removed, remain the property of the Hudd Trust - to be removed and re-used within Kidbrooke.
 - Please refer to the 'adjustable aluminium awning' over patio section above as reference.
2. Solid roof:
 - The roof of a carport is required to be flat (max 5 degree pitch), of either white/ opaque polycarbonate sheeting or Saflock 0,53 AZ200 sheeting (colour grey – see roofs) and finished off with a timber fascia (painted white) and white seamless aluminium gutters.
 - The timber support structure is to be painted white, and white conduit used at all roof fixation points below the sheeting.

- The supporting columns should fit below the roof with a maximum roof overhang of 500mm.
 - An alternative to the timber fascia would be a white aluminium fascia as used on adjustable aluminium awnings.
3. Carport roofs will only be permitted where:
- There is sufficient access for water discharge into the SWR system;
 - The average height to the underside of beams is more than 2,4m and minimum height 2,1m below the front beam;
 - There is sufficient space below the plaster band for flashing and waterproofing;
 - Road sight lines are not affected.
4. All solid roofs require council approval and a Certificate of Compliance from a structural engineer. The Hudd Trust reserves the right to amend proposed roof plans as the need arises and its decision in this regard will be binding and final.

ROOFS

The original roofs are all made of asbestos cement, which is now being replaced with sheet metal or concrete tile roofs whenever a cottage is refurbished.

NB: All work carried out on or near a roof: the roof must be clean once the work is complete, ensuring no metal or dust residue remain.

1. Existing Asbestos Cement roofs (mono-pitch @ 4 degrees surrounded by parapet walls, with box gutters):
 - No new asbestos cement roofs are permitted.
 - Existing roofs have been cleaned and painted and pose no hazard in their current state. All roofs are assessed every 5-8 years and repainted by The Hudd Trust within a maintenance schedule.
 - No new fixtures are allowed to be added to these roofs (TV aerials, solar panels, geysers, etc)
 - When an existing geyser needs replacing on such a roof, it needs to be relocated to a new location of the roof (refer to 'water heating' below).
2. Sheet Metal Roofs (mono-pitch @ 4-5 degrees surrounded by parapet walls, with box gutters):
 - During refurbishments roofs are being replaced with Saflock sheet metal roofs. Box gutters are replaced with wider sheet metal gutters and new PVC downpipes.
 - All new sheet metal roofs are to be constructed of Zinalume Clean Colourbond Ultra 0,53 AZ200 Saflock, (alternatively IBR or corrugated) profile sheeting, with Radiant shield underlay.
 - The following colours for roof sheeting are permitted:
Ultimate Grey AZ200 (SRI66) / Livid Grey AZ200 (SRI66) / Ore Grey AZ200 (SRI28)
 - No uncoated sheeting will be permitted.

3. Concrete tiled roof (at 17,5 degrees pitch)

- Due to high maintenance requirements of box gutters and parapet water proofing, the Hudd Trust decided in 2024 to allow pitched concrete tile roofs with standard OG seamless aluminium gutters.
 - These roofs will only be allowed on dwellings where the effect has minimal impact on neighbouring dwellings, and general view lines, as it is a deviation from the original intended Georgian style.
 - These roofs are implemented near the old farmstead, that has a slate-tiled roof and is of a different design – preceding the rest of Kidbrooke Place.
 - The approved material is Coverland Elite roof tiles (colour charcoal).
 - Gutters (seamless aluminium OG gutters): white; with 80-100mm PVC down pipes – painted the same colour as the walls.
4. Any fixtures on new roofs are discouraged. Where approved, fixtures should stay clear from gutters and waterproofing areas for maintenance purposes.
5. Exposed roof sprockets without a fascia and gutters will not be permitted. Roof detailing such as ‘Broekie Lace’ will also not be permitted.

ROOF WINDOWS

1. Only “Tony Sandell Roof Windows & skylights” or “Solartube rooflights” will be permitted and only in sheet metal or concrete tiled roofs. (Expressly not permitted in asbestos roofs.)
2. Roof windows for habitable areas must comply with Part XA of the SANS 10400.
3. Roof windows should not be unduly visible from the internal roadways.
4. Roof windows may not be placed at the gutter end of any roof.
5. The position of new roof windows needs to be clearly indicated on all relevant drawings.
6. The Hudd Trust reserves the right to change the proposed position of roof windows. The trustees’ decision in this regard will be binding and final.

GUTTERS AND DOWNPIPES

1. The replacement of existing gutters and downpipes is permitted.
2. Gutters need to be of white seamless aluminium.
3. Downpipes to be round PVC.
4. Colour of gutters and downpipes to be Brilliant White.
5. At concrete tile roofs, downpipes are to be painted the same as the wall colour.

ADDITIONS/EXTENSIONS TO HABITABLE SPACES

1. Habitable Room

- Additions to bathrooms are allowed where space allows.
- Walls, roof and fittings to match that which is done with refurbishments.
- Plan approval to be paid for by resident.
- Only Kidbrooke-approved contractors may be appointed to execute the work.

- Additions to the living room area to incorporate a sunroom, will only be permitted where the roof structure allows for a seamless solution.

2. Additional Garage

- Changing a single garage to a double garage will be permitted if space allows and a seamless roofing solution is possible.
- All solid roofs require council approval and a certificate of compliance from a structural Engineer.
- The Hudd Trust reserves the right to amend proposed roof plans as the need arises and their decision in this regard will be binding and final.

DOORS & WINDOWS

1. All original windows and doors were wooden cottage pane – painted either dark green or white (very few cottages still have these windows).
2. Changing windows to casement windows will be permitted, provided the windows remain in the same location and are the same size as those being replaced.
3. Enlarging an opening to allow for a door or bigger window will only be permitted if the total square meterage of all external windows and doors does not exceed 20% of the floor area and complies with all SANS 10400 XA regulations at the time of application.
4. Changing white aluminium burglar bars to clear bars is permitted:
 - Clear bars need to be certified and installed by a specialist contractor.
 - Clear burglar bars are to be manufactured from premium grade Polycarbonate - minimum size 6 x 34mm.
 - Clear Burglar bars are to be secured with stainless-steel tamperproof compression rivets, which cannot be drilled out: 2 each side, covered with white PVC caps.
5. External shutters on windows and doors will not be permitted. (Refer also to shutter at enclosed patios and internal elements above.)

SOLAR INSTALLATIONS

1. Solar power systems will be permitted subject to Hudd Trust and, where relevant, municipal approval. For more than 6 panels a structural engineer's input and certification will be required as per Eskom regulation (SSEG).
2. All installations are to be carried out by a specialist installer and registered electrician.
3. No installations are permitted on roofs with asbestos sheeting.
4. Fixation on concrete tiled and metal sheet roofing is to be carried out by a specialist with the fixation methods as approved by the roofing manufacturer. No drilling through sheeting or tiles is permitted in any circumstances.
5. Solar panels may be installed on north-facing pitched roofs or on flat garage roofs. The positioning and number of solar panels is subject to approval by the Hudd Trust. Their decision in this regard will be binding and final.
6. It is preferable that solar panels are fixed to parapet walls and not to roof sheeting.
7. All conduits and cables to be secured and protected from direct UV rays.
8. Panels are to be installed in such a way so as not to hamper access to gutters and parapet waterproofing.
9. The resident will be held responsible for any roof leaks caused by the installation.

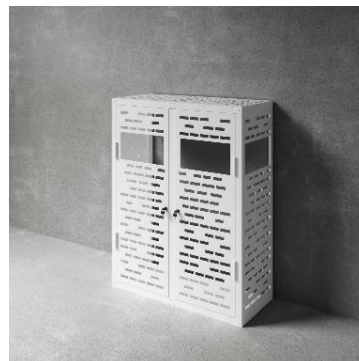
10. An electrical certificate of completion (CoC) is required on completion of the installation and is required to be handed in at the administration office to be placed on record.

WATER HEATING

1. It is essential that energy usage that could result in water wastage is taken into consideration with each installation.
2. SANS 10400-XA require water heating in all NEW buildings should be of minimum 50% alternative energy solutions. The Hudd Trust has undertaken to ensure the village as a whole complies to this regulation, by installing alternative energy solutions in all common buildings and larger (3- and some 2-bedroom) dwellings.
3. Water wastage is addressed by improving the placement of geysers as well as reducing the distance water travels to the point of use.
4. Heat pumps, solar and gas water heating systems are allowed.
5. Recent studies indicate heat pumps to be the most effective and efficient solution and technology has evolved to reduce noise levels and ventilation requirements.
6. Allowed water heating installations include:
 - Kwikot kwikpump geysers with integrated heat pump – placed in the garage or an enclosed space with external access.
 - X-stream geysers for external use (improved insulation and weather protection) with or without solar installation – no new installations on roofs. External in the kitchen yard or in close proximity to bathrooms, placed within the geyser box.
 - Kwikot geysers with geyser blankets with or without solar installation – same as 2 above.
 - Kwikot prisma 15 and 20L geysers (mainly for kitchen consumption only) – installed in the garage above the door to kitchen.
 - Installation of geysers and construction of geyser enclosures is to be carried out by Kidbrooke Place contractors only.
 - All external geysers are required to be enclosed by a timber or aluminium geyser enclosure. Drawings available at the administration office.

GAS BOTTLES

1. Gas is allowed for stoves and water heating (gas geysers). Gas geysers are however not encouraged due to gas safety concerns.
2. Gas bottles should always be placed within the kitchen yard and secured. Installation is to be carried out by a specialist contractor per latest SANS regulations, and a certificate provided
3. Where the installation is not possible within the kitchen yard, prior approval needs to be obtained from the Hudd Trust. All gas bottles are required to be enclosed within a gas cage – a ventilated white aluminium cage of similar material to yard gates.



EXTERNAL FIXTURES

1. External awnings may be added to cover the main entrance.
2. DSTV or WIFI – (streaming is recommended through a fibre connection)
The dish may be fixed to a parapet wall only. Ensure fixation has been waterproofed. Where conduits are not present at a dwelling, wiring needs to be fixed to the top of the plaster band, and sealed where it enters/ exits the wall. No holes may be made in any roofing material.
3. Provision for fibre exists throughout the village. On installation, ensure the wires are sealed properly where they enter the wall.
4. Drop down canvas awnings are no longer allowed at windows. Internal aluminium shutters are recommended as an alternative.



INTERNAL ELEMENTS

Interior alterations are permitted if (one or more of these will apply):

1. The design is such that it fits with the standard refurbishment layouts current at the time of application;
2. The alteration can be easily returned to its original state after releasing the life right; and
3. The resident commits to re-instating the property to its original status when releasing the life right.

Internal alterations will not be approved if the structure of the building is compromised or requires major re-modelling to re-instate the standard design for refurbishments.

INTERNAL DOORS

1. Internal doors may be removed, but the door remains the property of the Hudd Trust and can be stored on the garage rafters or a request can be made to the operations team to keep it in storage for future re-instatement. Such removal is to be executed by a Hudd Trust contractor or the maintenance staff.
2. A door may be changed to sliding doors or wider doors. Such work is to be carried out by a Kidbrooke-approved contractor and paid for by the resident.

REMODELLING OF BATHROOMS OR KITCHENS

1. Preference is given to standard refurbishment layouts and fittings.
2. All bathroom fittings need to be from the selected refurbishment list, or of similar approved quality.
3. All colours are to be neutral (samples available from the sales office).
4. Fixtures to assist with disabilities are allowed. The installation is to be done by a Kidbrooke-appointed contractor
5. Non-standard layouts will require re-instatement to the refurbishment standards at the release of the life right agreement.

FIREPLACES

1. Only closed combustion type fireplaces are permitted and the installation needs to comply with the building regulations, SANS 10400 part V (flue type & length, hearth size, safety distances). Any fireplace that is used for burning "solid fuel" needs to have a hearth that is made of a non-combustible material that is sufficiently thick. It must extend no less than 500mm in front of the grate or fire basket and not less than 300mm beyond each side of the grate or fire basket.
2. The flue must exit the building through an external wall. No flue will be allowed to exit the dwelling through the roof and, as per SANS10400, must extend 1m above the parapet wall.
3. Installation is to be done by a specialist contractor, with oversight by the appointed Kidbrooke Contractor.
4. No deviation from the above mentioned will be permitted.



ELECTRICAL ALTERATIONS

1. Inverters and batteries may be installed in the garage near the DB board.
2. Changes to internal light fittings and plug points are permitted at residents cost.
3. ALL electrical and solar alterations need to be carried out by a registered electrician and an electrical certificate of completion (COC) must be provided.

SHELVING

1. Loose shelving units (furniture) are preferred.
2. Shelving may be installed if the support structure is sound, taking into consideration the walls in most dwellings are of hollow blocks.

SECURITY GATES, SHUTTERS, BLINDS & CURTAINS

1. Window & door shutters will only be allowed internally (colour white only).
2. Security gates and/or 'Trellidors' will also only be allowed internally (also colour white only).
3. Blinds and curtains are to be of neutral colour when facing an exterior view. Brightly coloured curtains are to have a neutral lining.
4. Shutters, blinds and curtains are to be secured against the surround walls and may not, in any circumstances, be fixed to the door or window frames.

SECURITY AND ALARM SYSTEMS

1. Kidbrooke Place's security systems are maintained and updated under supervision of the Hudd Trust.
2. Each cottage is provided with an emergency system ('Aidcall'), maintained by Kidbrooke Place.
3. Residents may install an additional alarm system. The alarm system may only be monitored by the same security company servicing Kidbrooke Place.
4. Any other preference will require prior approval from the operations manager.

FIRE EQUIPMENT

1. The Hudd Trust maintains all fire equipment in Kidbrooke Place, including smoke detectors, fire extinguishers, fire hose reels and fire hydrants.
2. Residents are not permitted to tamper with, alter or remove any such equipment.
3. Residents are specifically not allowed to remove door closers at internal fire doors between garages and dwelling units, as this is SANS10400 part W fire regulation.

LANDSCAPING AND GARDENS

All property surrounding residential units/cottages is defined as 'Common Property'.

Residents are required to apply for approval of any fences to enclose areas, low walls and extension planting areas, as well as the planting of trees, to ensure access, as well as to ensure infrastructure and services are not affected.

Residents may widen the extent of their gardens on request, but at any time, the Hudd Trust is entitled to remove such gardens if the infrastructure requires maintenance or replacement, or for any other reasonable reason the Trust sees fit.

GARDEN WALLS

1. Only plastered and painted walls will be permitted Additions to existing buildings: stipple plaster to match existing. New buildings: a smooth wood float finish.
2. All surfaces for painting are to be properly prepared and painted Dewey White.
3. Natural stone cladding and solid natural stone walls are only permitted for retaining walls or as low garden walls away from buildings.
4. The following wall finishes are not permitted:
 - Face brick
 - Artificial cladding
 - Unpainted bagged brickwork
 - Metal sheeting cladding
 - Fibre cement cladding
5. Permitted walls
 - Garden walls between adjacent units will be permitted to extend a maximum of 3 meters out and a maximum of 1,8 meters high.
 - Garden walls are to be constructed with brickwork and plaster band and stipple plaster as per all existing walls.
 - No pre-cast pre-manufactured walling systems such as 'Vibracrete', will be permitted.
 - Timber trellises are permitted in natural timber or painted white. These are to be installed by a Kidbrooke contractor in order to ensure structural stability.
 - Low garden walls to retain soil at embankments are permitted. These can be of stone (recessed cement jointing to provide impression of dry pack walls), brickwork plastered as other walls (with weepholes and rear water proofing).
 - Concrete retaining blocks are only allowed where other options are not possible, or where it will match blocks already in place. If used, a maximum of 70% overlap will be allowed,

to accommodate planting to cover the blocks. Such walls may not extend more than 200mm above the higher side of the natural ground level.

- Garden walls at the edge of a patio will only be allowed where such a patio walks out directly onto a steep embankment. Such a wall will be a maximum of 500mm high (seat height), or where the drop off is more than 500mm, a maximum of 1m high in accordance with SANS regulations.

The Hudd Trust reserves the right to make recommendations to change the position of proposed walls as needs arise due to surrounding services and/or other requirements. The trustees' decision in this regard will be binding and final.

FENCES

1. Fences are only allowed where animals need to be contained.
2. The preferred height is 500-600mm high, with a maximum height of 1m.
3. The fence is to be temporary in nature (e.g. a pool type fence, colour charcoal).
4. Fenced areas are to have gated access (not locked) for gardening, care, medical and security personnel access.
5. Fences should not be visible from the road.
6. When placed on the roadside of a dwelling, the fence should be a minimum distance of 3m from the road edge, and a hedge is to be planted along the fence.



HARD LANDSCAPING

1. Hard landscaping surfaces (e.g. paving) are not permitted to cover the entire area around dwellings. Paving is to be limited to driveways, patios, kitchen yards and an apron surrounding each dwelling of a maximum of 1m wide, as well as pre-approved parking bays.

PAVING TYPES

1. Driveway paving type: interlocking grey cement pavers with either red brick or grey header course as edging.
2. Aprons surrounding dwellings, as well as kitchen yards: grey cement paving with either red or grey header course as edging. Alternatively, De Hoop Red Clay brick pavers.
3. Paving of patio floor: grey cement paving with either red or grey header course as edging. Alternatively, De Hoop Red Clay brick pavers. Other options that will be allowed for patios only: cast a surface bed and tile patios with non-slip tiles – Kalahari Grey or similar approved – a sample should be provided for approval. Large format, non-slip, min 40mm concrete pavers – grey tones – a sample should be provided for approval.
4. Village sidewalks: De Hoop Red Clay brick pavers.

5. Village paths: main routes - Corobrik clay brick pavers (colour: De Hoop Red) on main routes. Secondary routes to have grey or other natural coloured brick pavers.
6. Rodding eyes that require infrequent access should be recessed below the paving and indicated with an angle-ground cross.

STAIRS, STEP AND RAMPS

1. All stairs, step and ramps are to comply with the latest version of SANS 10400 part M.
2. No riser may be more than 170mm and no tread less than 300mm. Work is to only be done by a Kidbrooke-appointed contractor.
3. Ramps are preferred to steps. All pedestrian ramps are to have a gradient of less than 1:12. Work to be done by a Kidbrooke- appointed contractor.
4. All railings are to comply with both SANS 10400 part M & part S with a maximum height of between 900 and 1000mm. Railings need to extend past the top and bottom of the stairs by 300mm. Work to be done by a Kidbrooke-appointed contractor.

BRAAIS

1. Built-in braais are not permitted at cottages. (The clubhouse has braai facilities and regular braai evenings are hosted.)
2. Braaiing at cottages is discouraged due to the close proximity to neighbours and the mountainside (increased risk of bush fires).
3. Gas and freestanding WEBER type braais are allowed, as long as residents are sensible and take wind conditions and potential neighbour discomfort into consideration.

TEMPORARY STRUCTURES

Apart from pre-approved fences, temporary structures are not permitted anywhere, whether enclosed or not (e.g. Wendy houses and water tanks).

GARDEN FURNITURE

1. Garden furniture such as benches, bird baths, sculptures and pots, should be limited in quantity and of neutral colours and preferably of a natural material such as clay.
2. Asbestos pots are not permitted and residents are urged to avoid using plastic because of environmental concerns. Plastic is not to be used where visible to neighbours and from roadsides.
3. Where visible from a roadside, especially the main routes, coloured pots and garden sculptures are not permitted. A homogeneous natural garden landscape is to be maintained.
4. Patio furniture should preferably be white, charcoal or of a natural timber.
5. Timber bollards – natural or painted white - are permitted. These need to be firmly secured in an upright position (as well as being easily removable). Cylindrical poles, that are machine-turned by a lathe to have a constant diameter, are to be used and the top edge either rounded or cut at and even 30 degrees, with edges sanded down.

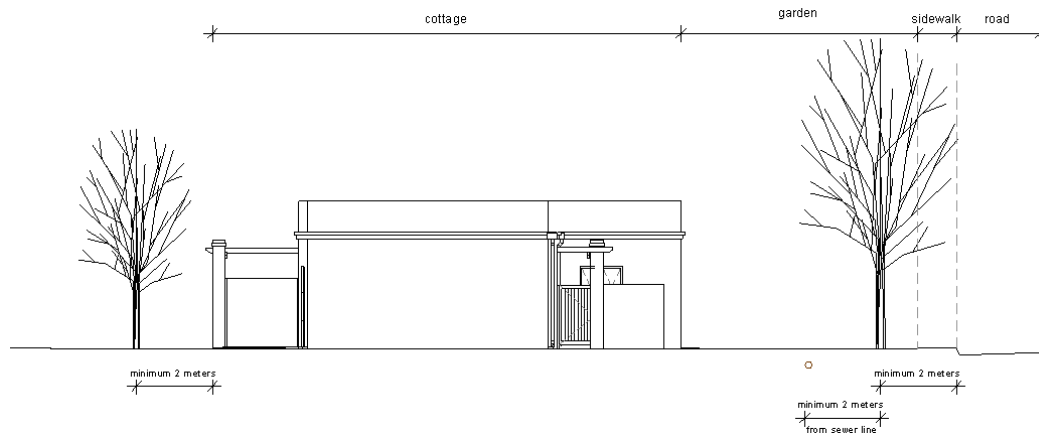
ROOF WATER COLLECTION

1. The current Storm Water Reticulation System (SWR) collects almost all rainwater from roofs and other hard surfaces, as well as some ground water, to provide water for irrigation.
2. As this system services irrigation needs for the entire village, residents are not permitted to install additional water tanks.
3. Jojo or other tanks are not permitted.



SOFT LANDSCAPING – GARDENS

1. Soft landscaping in relation to hard landscaping surrounding dwelling units should be at a ratio of minimum 50% of the surface area, and a minimum of 70% in other open spaces.
2. New indigenous and water-wise planting is encouraged and should align with the Kidbrooke Place plant list. It is recommended the planting specification / methodology is implemented for newly planted areas.
3. Trees and large shrubs require pre-approval for the following reasons:
 - Sight lines, in particular front driveways and along roads, should be taken into consideration when placing trees and large bushes.
 - Neighbour views and light should also not be affected by larger plants.
 - To avoid damage to infrastructure, such a sewer and storm water lines.
4. The following distances need to be adhered to when planting trees:
 - Minimum 2 meters from the roadside – allowing for future sidewalks and keeping driveway sightlines clear
 - Minimum 2 meters from any external wall of all buildings.
 - Minimum 2 meters from any sewer or storm water line.



5. Resident gardens vary in extend depending on location. As a guide:
 - Maximum 2meters on cottage sides (east and west) – allowing for movement space/ common area for employees and security personnel to move about.
 - Up to 1,2 meters from roadsides – with only low-level plants within the first 600mm from the sidewalk paving.
 - Up to the top or bottom of a neighbouring embankment; or a maximum of 5 meters toward common property.
 - Embankments need to remain stable, and any planting or clearing is to be carried out by the Hudd Trust gardening and maintenance teams only.
 - At the time of purchase, the garden area will be pointed out to the residents and agreed upon.
 - Any planting outside these areas may be removed by the Hudd Trust without prior notice to the residents, unless otherwise agreed.
6. The Hudd Trust retains the right to remove any landscaping in the event that services requires maintenance or an upgrade. All efforts will be made to re-instate the landscaping to its original state as far as reasonably possible.
7. The Hudd Trust will not be liable for the mortality of any scarce or endangered species or the replanting of the exact species as before.



IRRIGATION

1. Irrigation systems may be added.
2. All irrigation systems are only to be connected to the SWR system (green taps) and not to the municipal water lines. Direct connection to municipal water is not permitted for any gardens.
3. Management will supplement the SWR system with municipal water only during the drier summer months.
4. Common property irrigation is installed and managed by the Hudd Trust.
5. Residents may add irrigation systems around their dwelling. These need to be manually operated or timers set to adhere to Kidbrooke Place watering schedules. These need to be cared for and maintained by the resident.
6. In the event leaks occur and these are not addressed timeously, the system may be removed by the Hudd Trust, without re-imburement to the resident.
7. Irrigations systems are to be managed by resident. These systems need to be switched off when it's raining or when rain is expected, as well as after rain.

Drawings of allowed additions are available from the admin office.