



# San Lameer

## **Requirements and information to comply with regarding the construction of new dwellings, or improvements and or alterations to any dwellings and buildings at San Lameer Estate**

### Roofs:

Double and mono pitch will be allowed.

Minimum/maximum slope 18 to 25°.

Tiles to be Terracotta Riviera (Coverland) or Terracotta Monarch (Marley) or similar pattern and colour concrete roof tiles.

### Walls (Exterior):

Finish: Texture pigmented plaster as approved by the Town Planning and Amenities Committee:

Paint colour for external walls – Dekalite Masonary Paint, San Lameer Beige 2

Further specifications for external surface finishing are;

- Marmaran Earthcote – Trowelled
- Marakesh – Brushed
- Inkwazi – Resin Bonded Trowelled
- Inkwazi – Resin Bonded Brushed
- Inkwazi – Resin Bonded Scratch Plaster
- Decade water sealer – Sprayed or brushed
- Decade Dekalite - Brushed

Retaining walls: Brick or concrete, plaster with pigmented texture plaster as approved by the Town Planning and Amenities Committee of the Association.

Fences / Boundary Walls: Not permitted, except retaining walls.

### Windows and Doors:

Front Door: To be in natural timber stained brown colour Mahogany (WST5) or Imbuia. Alternatively framed doors with glass panel and/or sidelight.

Window Frames: To be in natural timber stained brown colour Mahogany or in Aluminium, Bronze or Walnut finish.

### Glass:

Clear glass, except for bathroom and toilets where obscure glass must be used. No tinted or reflective glass permitted.

### Burglar bars:

No external burglar bars permitted.

### Window shutters

Timber or Aluminium (Bronze or Walnut) window shutters as approved by the Town Planning and Amenities Committee of the Association shall be used.

### External Window sills:

Only plastered sills will be allowed.

### Gutters and Down pipes:

Dark brown anodised aluminium gutters and downpipes shall be used. Only non-corrosive fixing material to be used. Colour – Polvin Mocha

### Balustrades:

Natural timber stained brown colour Mahogany (WST5) or Imbuia, Aluminium in Bronze or Walnut to be used. Glass Balustrades with Aluminium support may also be installed, after submitting a balustrade schedule.

### Fascias:

Fibre cement, painted with Plascon colour mecca brown.

### Verge Tiles:

Standard verge tiles colour terracotta fixed with non-corrosive nails.

### Signage:

Clay unit numbers, for the front of the villas, to be purchased from the Maintenance department according to specifications of the Town Planning and Amenities Committee of the Association. No other signs (such as names, company names) permitted.

### Exterior Lighting:

According to specification of the Town Planning and Amenities Committee of the Association.

### Landscaping and paving:

Landscaping and paving on any given stand should be undertaken at the homeowner's cost through the engagement of the services of a contractor or contractors as approved of by the Town Planning and Amenities Committee of the Association and such landscaping and paving must conform to the high standards prevailing within the San Lameer Estate to ensure the harmonious development of the San Lameer Estate. For paving on any private stand or common property immediately surrounding your villa, the standard San Lameer tan bevel edged, flat 15 mpapavers should be used. If owners would like to use another type of paver, cobble stone or stepping stone an official request together with the sample must be submitted to Management. The Owner shall only make use of indigenous flora normally found on the KwaZulu-Natal South Coast for landscaping and gardens.

Maintenance of landscaping in accordance with the agreement with the service provider is the responsibility of the Association.

#### Carports:

Structure: To be constructed of concrete columns and beams, painted dark brown.

Roof: Big 6 Everite Fibre Cement roof sheeting, covered with Coverland Riviera or similar pattern and colour concrete roof tiles. Terracotta verge tiles on all sides except over gutter.

Gutters and Downpipes: Dark brown anodised aluminium gutters and downpipes shall be used.

#### Patios:

Brown or terracotta tiles are allowed. No white, pastel or multi coloured tiles will be allowed. If owners would like to use another type of colour tile an official request together with the sample must be submitted to Management.

#### External aerials:

All types of external aerial devices except for a satellite dish, are prohibited;

#### Awnings:

Any approved awning should be dark brown or green in colour or the colours Sandstone and Charcoal Tan, in a material made by Ventolite Awnings or number A4714 made by Shade Weave, may be used. The awning must be folded away or rolled up if the member is not in residence, and should be installed behind a wall so that it shall not be seen when facing the unit.

#### Conclusion

Homeowners are requested to contact management if there are any questions or uncertainties.