



# ***ARCHITECTURAL DESIGN Criteria***

*(As referred to in the Contract of Sale, PheZulu)*

*Updated November 2022*

## **1. APPOINTED ARCHITECTS**

In order to establish a sense of unity and consistency in the PheZulu development, it is important that only the appointed Architects work on the scheme. The Architects have formed a Panel to be called PheZulu Architects for the general (but not specific) purposes of this project. The architects have formed a panel comprising of the practices of Dave Mealin, Walker Smith Architects, (In this document we will refer to the Panel as “The Architects”)

## **2. ARCHITECTURAL APPOINTMENTS**

Any new project required at PheZulu Game Estate will be executed by the above Architects, including for all planning, designs, detailing and inspections. The Employer may choose any Architect from the Panel to execute that project.

## **3. ARCHITECTURAL FEES**

### **OPTIONS OF ARCHITECTURAL SERVICES AVAILABLE TO THE SITE OWNERS.**

#### **5.5% Option**

A “Type design” – at 5.5% (excl. VAT) of the comprehensive Construction Value.

This involves the use of pre-designed house-plans.

This service includes prototype documentation as following:

- Preparation and submission of drawings to the PheZulu Design Review Committee
- Preparation of drawings for Local Authority approval specific for the site.
- General Arrangement Working Drawings
- Standard Electrical layouts
- Basic Construction details
- Door schedules
- Window Schedules
- External Finishes
- Specifications for Tender purposes
- Approval of monthly payment certificates
- 1 minuted site meeting and 1 site visit per month
- 2 final site visits for the Inspecting of the Works and identifying of snags for the Contractor
- The Architect will be the principal Agent.

Where adaptations are required to the design to suit specific geographic or other features on site, or alterations are required by the Employer to the type design, the current Government Gazetted rates in terms of the Architectural Profession Act shall be applicable.

### **7.5% Option**

Custom designed house – 7.5% (excl. VAT) of comprehensive Construction Value.

This service includes:

- Design and Concept development
- Preparation and submission of drawings to the PheZulu Design Review Committee
- Preparation of drawings for Local Authority approval.
- General Arrangement Working Drawings
- Electrical layout to Employer's requirements
- Basic Construction Details
- Door schedules
- Window Schedules
- Finishes Schedules, (excluding Interior Design)
- Tender documentation together with the Employers appointed Quantity Surveyor
- Approval of the monthly payment certificate
- 1 minuted site meeting and 1 site visit per month
- Administration of the Contract
- Inspection of the Works for snags
- Issuing of Practical Completion Certificate
- Issuing of Final Completion Certificate
- The Architect will be the principal agent.

### **11% Option**

Full Services – at 11% (excl. VAT) of comprehensive Construction Value.

This service includes all services listed under the 7.5% Option, and includes the following *Supplementary Services*:

- Artists Impressions, (either Computer renderings or hand-drawn graphics)
- Identification of Sanitary Ware Fittings
- Identification of Electrical layouts and fittings
- Ironmongery schedules

- Tiling & bathroom layouts
- Co-ordination of air-conditioning and/or central heating
- Data / communications reticulation
- Built-in fittings
- Co-ordination meetings with any Interior Designers appointed by the Employer

### **Disbursements**

The Architects will charge a further standard disbursement-account of 0.4% of the comprehensive Construction Value for the following expenses.

- Travelling to and from site, (but excluding long-distant visits to other locations)
- All national tele-communications, (excludes International tele-communications)
- All mono-chrome plotting, printing and stationery required for the reasonable preparation of documentation.
- Postage and fax costs but excluding courier services.

### **Supplementary Services**

The following supplementary services by the Architects are available upon request on a negotiated percentage fee or Time Charge fee.

- Any additional services for alterations to standard house-designs
- Computer generated artists impressions or hand-drawn coloured presentation drawings
- Architectural scale models
- Choosing of Sanitary fittings
- Choosing and documenting Interior finishes
- Choosing light and electrical fittings
- Furniture, built in fittings, kitchens, cupboards, bars, etc
- Mosaic and tile-layouts
- Interior Design, including choosing artwork and graphics, etc
- Co-ordination of Air-conditioning and Central heating design
- Data and Communications reticulation design
- Ironmongery Schedules

- Any Electrical Layouts to Employers requirements
- Calculation of Payment Certificates and Final Account
- Costs for “As Built” plans

Where Time Charges are applicable or elected the current Government Gazetted rates in terms of the Architectural Profession Act shall be applicable.

#### **4. PHEZULU DESIGN REVIEW COMMITTEE**

The Architects have established a PheZulu Design Review Committee (PDRC) which will scrutinise individual house-plans and strictly ensure that they comply with the above pre-determined aesthetic criteria. This Committee will operate according to the criteria that follow in this document. The makeup of the PheZulu Design Review Committee will be at the discretion of the Homeowners Association, but it will comprise at least one of the above appointed Architects, and at least one member from the Development team. The Architects on the review committee will be rotated and no architect will be permitted to review a plan of which they were the author. Other personnel such as Engineers, Town Planners etc may be invited onto the Committee as the need arises.

The purpose of the Architectural design criteria is to ensure that the homes have similar characteristics and maintain the ethos and aesthetics of Phezulu Game Estate, being properties that in general have thatch or approved alternative and or flat roofs, 50% curvature and a minimum of 25% rock.

Submission Drawings are to be submitted for scrutiny by the HOA Homeowners Representative and the Phezulu Design Review Committee, and once approved, will be stamped, and returned to the Applicant. This will form part of the Applicants Municipal approval. No plans will be approved by the Local Authority without being stamped by the Committee.

(Prior to occupation and the official hand over of the house to the Owner, a meeting must be attended by the HOA Director, Builder and Phezulu Estate Manager to ensure that the HOA requirements have been met.

A copy of all certificates, the approved plan and the final occupation certificate must be handed to the Estate Manager and kept on file in the Estate Office.

#### **5. CONSTRUCTION**

Owners are advised that construction of their dwellings must commence within 24 months of transfer of the property unless otherwise agreed to by the Developer. Further, owners must *proceed* with construction to achieve completion within a reasonable period as determined by the Architect.

#### **6. OTHER COMMITTEES**

Various other committees at Phezulu will need to meet to control other aspects of the project, such as Marketing, Engineering services, Environmental, Town Planning aspects, neighbour relations, etc. One or more of the Architectural Panel will attend such meetings should this be required, and the Panel will decide itself which member will be delegated to deal with specific issues.

## **7. GENERAL DESIGN CRITERIA**

This Design Criteria Document is referred to in the sales documentation, so that buyers have a clear idea of the type of Architecture that is envisaged, and they understand that they are to comply with the requirements. This specification may be altered from time to time with further detail as the need may arise.

## **GENERAL DESCRIPTION**

### **DENSITY**

Low to medium density housing, (cluster-houses only in predetermined places on the Plateau), general individual stands of 1400 to 4000sqm.

### **TOPOGRAPHY AND VIEWS**

Most slopes are moderate to steep. Many sites have extremely good views to the north over the PheZulu Game Estate, and some sites on the Plateau have views to the south over Alverstone.

### **SOIL CONDITIONS**

The purchaser is responsible for obtaining his own soils analysis to determine foundation conditions. Note that an overall geo-technical survey is available from the Developers.

### **LANDSCAPING**

Indigenous bushveld throughout the PheZulu development including on the private plots. All exotic forests to be felled in time, (some may remain for landscaping reasons whilst the indigenous trees reach maturity). Several substantial stands of trees exist in places (e.g., river-valleys) as well as a number of highly ordered tree-lined avenues. All indigenous trees on private plots of land are to be catalogued by IndiFlora and surveyed for inclusion on purchasers' site-plans and may not be felled unless approved to by the Design Review Committee and its Environmentalist. Exotic plants are not permitted. Lawns are to be indigenous, namely "Cynodon", "Buffalo", "Kearsney", or "Berea" grasses.

A general landscaping description is required on all drawings for the PDRC approval and submission. Owners will need to submit their indigenous landscaping-plans to the Design Review Committee within 6 months of the commencement of construction. Owners will further need to satisfy the Design Review Committee that their landscape plans are sustainable, and that they have a maintenance plan in place. Please see the approved panel of landscapers.

### **ACCESS**

Roads through this zone are to be hardened, (predominantly pavers) with gravel in places. They are to be sinuous and curved in keeping with the organic design-philosophy, and to follow natural contours.

### **PATHWAYS**

Where formal pathways and pavements are provided, these will be done in brick-paving, natural colours.

## **VEHICLES**

Strict speed limits will be demarcated and enforced on the Estate. Two-stroke motorcycles / quads will not be allowed on the Estate. The speed limit is 30KM per hour.

## **SITE PERIMETERS**

Fences, walls, or any form of site-enclosures around individual plots are not permitted unless a permit has been issued by the HOA. Small private yards (at the rear of the house) may be enclosed for the purposes of screening kitchen yards. The PDRC and HOA acknowledges that all owners are required to have a pool safety fence with a self-locking gate in accordance with the SABS 0400-1990. The fence needs to comply with all the other design criteria. Failure to conform to this requirement is the responsibility of the Homeowner and the HOA and PDRC accepts no responsibility.

## **PETS**

Domestic pets are not permitted under any circumstances on the Game Estate as their existence on the estate may have a negative effect on game movements.

## **ARCHITECTURAL CHARACTER**

Houses would be built in natural materials, i.e., a combination of stone and rough-plastered walls, thatch, or the approved alternative roof, timber, etc. Some units may be sub-terranean with roof-gardens and or aggregated roofs (i.e., duzi pebble). Curved and organic shapes are required. (See detailed specifications to follow).

## **GREENING**

The use of aluminium must be carefully considered. Efforts to reduce electricity usage and harvest rainwater are encouraged. Where possible the use of timber from sustainable sources and the utilization of local material is encouraged. It is also recommended that homeowners purchase A rated electrical appliances. Alternative energy sources should be encouraged subject to the PDRC and HOA approval.

## **ROOFS**

Thatch is the preferred component of the Architectural Theme; however, the approved alternative will be considered. Note that it is imperative that the thatch is maintained; hence Owners are required to maintain their roof by professional combing a minimum of every 7 years. This requirement may be varied on specific roofs at the discretion of the Design Review Committee.

All thatch roofs must be sprayed with a SABS fire retardant spray within the guarantee period.

Roof sprinkler systems may be used with permission from the PDRC and HOA.

## **PRIVACY**

Due to the topography, there is the potential of the privacy of specific plots being compromised by neighbour's developments. The Design Review Committee and HOA will address these issues as they arise by recommending restrictions on heights, orientation, window-positions, or screening etc to prevent these problems and will make the final decision in the event of a dispute.

## **BUILDING LINES**

- 7.5m to all road-frontages subject to relaxation by Phezulu Design Review Committee based on sufficient motivation by applicant.
- 5m side-spaces to neighbours on any side
- 7.5m facing any open spaces or wilderness.
- (Garages, patios, or pergolas may only encroach building-lines on specific approval from the Design Review Committee).

**FLOOR AREA RATIO** Refer to individual site constraints. All dwellings shall be limited to 600sqm FAR. Any increase above 600sqm shall only be permitted at the discretion of the H.O.A. and the Local Authority.

**COVERAGE**, refer to individual site constraints.

**MAXIMUM HEIGHTS**, either single storey (max of 7,8m) or double storey (max 10,6m), refer to individual site constraints. No building shall exceed a height of 10,6m above natural ground at any point along the building. Any increase in height may be permitted at the discretion of the H.O.A. and the Local Authority. (Refer to Appendix 1)

Note that "Single storey" may be defined to include for:

- I. A house with a loft, provided that the loft is.
  - maximum 25% of the house footprint,
  - within the roof-space, (i.e., the wall-plate is no more than 2.8m above ffl),
  - dormer-windows are used.
- II. A subterranean "cave-house" of two storeys provided that:
  - the subterranean portion is substantially below ground-level,
  - the lower level has a fully landscaped roof-garden or aggregated stone, on a concrete slab,
  - that the roof to the upper level is thatched & complies with the rules that follow,
  - that either one of the two floors are a maximum of 25% of the area of the other, (i.e., the house may be largely subterranean with a 25% thatched portion above, or it may be largely under thatch, with a 25% subterranean "basement").

## **OUT-BUILDINGS / SERVANTS QUARTERS**

All freehold sites shall be limited to 1 dwelling per ERF. Any out-building must be linked to the main dwelling with a covered roof otherwise it will be deemed to be stand-alone and shall not be permitted.

## **OTHER RULINGS**

All further rulings on these Architectural Design Criteria will be at the discretion of the PheZulu Design Review Committee and HOA.



	<b>SPECIFIC INCLUSIONS</b>	<b>SPECIFIC EXCLUSIONS</b>
<b>FORMS</b>	<p>Compulsory minimum of 50% curved or random forms, consistent with the game lodge aesthetic.</p> <p>These curves can be either convex or concave or a combination of both.</p> <p>Courtyards surrounds, patios, balconies, swimming pools etc to be fluid and organic shaped but will not contribute to the 50% curvature requirement, at the discretion of the PDRC and HOA.</p> <p>Rounded corners to be kept to a minimum.</p> <p>Fluid and organic shapes.</p>	Formal geometric or overtly rectangular forms.
<b>ORIENTATION</b>	As required by the owner subject to the approval of the PDRC and the HOA	
<b>EXTERNAL WALLS</b>	<p>A minimum of 25% of the wall space must be stonework (not including windows and door space). The stone must come from a local quarry. Emphasis of the stonework should be visible from the road and neighbours.</p> <p>Colour ranges from tans to light browns and burgundies. Stone may be either "dry-packed" or mortar-pointed, to review committees' approval.</p>	Face-brick or concrete blocks of a colour or texture.
	Plastered walls.	Any plastered techniques such as "Spanish Plaster", "Banana- Plaster" etc.
	High-grade paint to rough-textured walls, (i.e., Wall -n-All, 100% Acrylics, etc) to the approved colour chart. Tinted plasters, cement based colourwashes, Earth Coates etc.	Smooth textured walls, primary colours as deemed unsuitable by the PDRC.

	Brickwork to be in fired burnt clay construction or cement bricks.	Artificial stone, stone-tiles or imitation stone carved plaster techniques.
	Rough timber ship-lapped walls (Utilising waneyboard) provided it is stained to the teak colour-range.  It is recommended that insulation be installed in all external walls.	Log-cabins (Phase 1 only) Wendy Huts
<b>COLUMNS</b>	Tree-trunk columns, gum poles or plain concrete pillars.  Stone or rough-plastered pillars.	Decorative precast columns or any columns not consistent with the wall-finish.
<b>DOORS AND WINDOWS</b>	Timber doors or windows with a natural "teak" colour.	Steel door or window frames
	Bronze powder-coated doors or window frames. (Provided that substantial aluminium sections are used)	Aluminium doors or windows in any other colour than bronze powder-coated.
	Internally mounted burglar guards are permitted by approval of the PDRC and HOA.	
	Large expanses of glass are welcome but not compulsory.	Cottage-pane windows.
	Carved timber doors with African designs.	Any timber stains that achieve a colour inconsistent with the overall theme. (e.g., reds, blacks etc.)  Painted door or window-frames.  Tinted or coloured glazing.
<b>BLINDS</b>	Natural tones canvas and bamboo blinds to PDRC's approval.  External louvers if required by energy conservation consultant, if approved by the PDRC and HOA.	Aluminium blinds, bright colours.

<p><b>BALUSTRADES &amp; TRELLIS</b></p>	<p>Timber balustrades with vertical slats in planed-sections, natural or stained Teak.</p> <p>Curved glass balustrade following the curvature of the veranda / balcony edge. Fixing to be concealed as far as possible. If exposed, fixings to be steel or powder coated aluminium in bronze. Facetted glazing panels will not be permitted.</p> <p>Timber balustrades in rough or raw wood, (With or without bark) with vertical slats.</p>	<p>Steel or precast concrete balustrades or Aluminium</p> <p>balustrades in any other colour than bronze.</p> <p>Painted balustrades.</p>
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	<p>Aluminium balustrades bronze anodised, with vertical slats.</p> <p>Timber or bronze aluminium railing (As above) with stainless steel horizontal cables as infill.</p>	<p>Victorian "criss-cross" balustrades or any geometric patterns or horizontal rails.</p>
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<p><b>ROOF</b></p>	<p>The roof may be Thatch, Shingle or a Concrete slab.</p> <p><b>Thatch</b> The thatch must be a minimum of 175 mm thick and the grass must be Indigenous such as Hyparrhenia herta or similar. The thatch must be treated internally and externally with a suitably evaluated and SABS approved Fire Retardant system. The product must also be acceptable to the Local Authority.</p> <p>Undulating, horizontal lines are permitted in the thatch roof. (To be approved by the Design Review Committee and the HOA.</p> <p>The roof pitch must be a minimum of 45 degrees and a maximum of 55 degrees.</p>	<p>Rooftiles, Harvey tiles, Slate and Metal Sheeting.</p>
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**Flat Concrete Roofs**

Flat concrete roofs must be kept to a maximum of 50 %. The rest to be thatch.

Roof top indigenous gardens are encouraged or the slab to be waterproofed and painted brown.

Water harvesting off the flat roof is encouraged and where possible solar panels are to be incorporated and hidden on the flat roof as discreetly as possible, with permission from the PDRC and HOA.

Storage tanks must be concealed with out exception.

Roof drenching systems will be permitted. A fire rated PVC pipe should be used. The colour must be dark brown and must be approved by the PDRC and HOA.

Gables are permitted.

Thatch eaves must overhang a minimum of 500mm.

PDRC approved ridge capping and sky light detail.

Patio or carport roofs must be constructed with brown or clear polycarb sheeting with intengu timbers above, on a gum pole structure.

Skylights (within the ridge cap) and dormer windows are permitted with approval.

Velux Roof lights are permitted with approval.

**Shingle**

The use of shingle has been approved. The shingle must be fitted by an approved supplier and in accordance with the National Building Regulations.

<p><b>CHIMNEY</b></p>	<p>Careful consideration must be given to the detail of the chimney where it exits the thatch roof. There are insurance implications and the design thereof needs to be in accordance with the insurance company's stipulations.</p> <p>The chimney must be a minimum of 1,2m higher than the thatch.</p> <p>Flues must be fibre cement or similar</p> <p>Cowls are permitted.</p> <p>Spark arrestors must be installed in each chimney and must be accessible.</p> <p>When designing the chimney consideration must be made to allow that the spark arrestor can be removed, cleaned, and replaced with ease to prevent birds from nesting in the chimney.</p> <p>The spark arrestor must be placed 750mm below the chimney opening and made of stainless steel mesh. 1mm thick and have 10mm x 10 mm holes in it.</p>	<p>Metal Flues are not permitted due to lightning</p>
<p><b>FIRE REGULATIONS</b></p>	<p>All garages to have a concrete slab as a roof.</p> <p>There must be a step up from the garage to any interleading doors to the house.</p> <p>A fire rated door must be fitted between the garage and the house in accordance with the National Building Regulations.</p> <p>All kitchens must have a concrete slab as a roof.</p> <p>A Fire Rational Design must be issued for each house and submitted with the plan.</p> <p>All houses must be fitted with fire hose reels in accordance with SABS 0400 requirements and the rational fire design, and as recommended by the PDRC and HOA.</p> <p>All fire equipment must be serviced annually.</p>	<p>Lightning conductors (masts) are not permitted.</p>

	<p>The thatch roof must be treated with a SABS approved fire retardant spray. The guarantee must be current. The fire retardant spray must be re-applied to the roof every seven years.</p> <p>Fire extinguishers must be positioned around the house in accordance with the regulations.</p> <p>Recommendations: Fire blankets are normally required by your insurance company.</p> <p>Electrical junction boxes are more than 1m from the thatch.</p>	
<b>DECKS &amp; PATIOS</b>	<p>Natural stone or slate materials.</p> <p>Tinted concrete, with natural coloured organic pigments.</p> <p>Ceramic tiles of natural colours approved by the PDRC and HOA.</p> <p>Timber decks are encouraged provided they are natural timber coloured, and they are either hardwood such as balau or that they are suitably treated.</p> <p>A maximum of 10 % of the property may be paved without the permission of the PRDC and HOA.</p>	<p>Bright or light-coloured tiles.</p> <p>Bare concrete floors.</p>
<b>DRIVEWAYS</b>	<p>Dusi-gravel may be allowed only on gradients up to 1:15.</p> <p>Natural coloured, including charcoal, concrete cobbles/brick paving.</p> <p>Precast concrete "grass blocks".</p> <p>Erf 110 - Erf 117 may only use grass blocks for their driveways.</p> <p>Kerbs may be in precast "mini-kerbs", treated log-rolls, natural stone, or railway sleepers.</p>	<p>Premix or chip and spray</p>

	<p>Natural coloured concrete strip driveways with grass in between by approval of the PDRC and HOA.</p>	
<b>SCREEN WALLS &amp; RETAINING WALLS</b>	<p>Screens are to be approved by the PDRC and HOA.</p> <p>Screen walls should match the construction of the house.</p> <p>Indigenous hedges. (Approved plant list)</p> <p>Retaining walls in "Loffelstein" or equivalent may be used provided that a sustainable creeper is planted and maintained. (e.g., Asystasia) Any wall higher than 2m must be terraced, if visible from the road or neighbouring sites. To the discretion of the PDRC and HOA</p> <p>Stone-clad or plastered retaining walls to match the dwelling.</p> <p>Gabions may be used to retain walls on condition that the same rock is used to fill the baskets that is cladded on the house.</p>	<p>Pre-cast concrete walls</p> <p>Steel, concrete, or palisade fences</p> <p>Bonnox or any form of wire fencing</p> <p>Thatch fencing</p> <p>Rubble may not be used to fill gabions</p>
<b>SERVICES</b>	<p>All services to be kept out of primary views. Exposed pipes must be painted the same colour as the walls or suitably screened.</p> <p>Lights to be low energy bulbs wherever possible.</p> <p>Surface services are to be made as inconspicuous as possible at the discretion of the PCRD and HOA.</p> <p>Distribution boards, meter boxes etc to be either inside or concealed.</p> <p>We recommend that all houses run a conduit from the road to the house for a Telkom line and fibre optics cable.</p> <p>All plumbing to be chased into the walls or</p>	<p>Gutters are not permitted to serve thatched or alternative roofs.</p> <p>Where down pipes serve concrete roofs, they are to be concealed.</p> <p>Washing lines are to be concealed behind screen-walls at the discretion of the PDRC.</p>

	<p>concealed in ducts as far as possible.</p> <p>TV aerials and satellite-dishes positioned as discretely as possible, within reason, and at the discretion of the PDRC and HOA. All dishes must be painted the same colour as the house.</p> <p>Solar panels and similar must be screened off and are only permitted at the discretion of the PDRC and HOA.</p> <p>We encourage solar powered or heat exchange systems to be used to heat water according to the NBR. Geysers and hot water pipes to be insulated.</p> <p>External house lighting is to be shaded such that the illumination is not emitted horizontally with low impact lighting. Soft warm globes must be used.</p> <p>Good examples can be seen at Erf 102, 142 &amp; the gate house.</p> <p>Landscaping lighting must be approved by the landscaping committee.</p> <p>Septic tanks must comply with the Local Authority requirements as per the plan. The septic tank must be entirely below ground level.</p> <p>All A/C installations to be approved by the PDRC and HOA. All surface trunking to be chased or screened, to be as inconspicuous as reasonably possible.</p>	<p>Horizontal lighting is specifically excluded. Spotlights to be approved by the PDRC and HOA.</p> <p>Bright White Globes are not permitted</p> <p>All machinery (i.e., pool pumps, air-conditioners, generators etc) to be invisible and inaudible. (Preferably located inside a masonry structure, where possible)</p>
<p><b>OTHER ELEMENTS</b></p>	<p>Washing lines must be screened off from the street within the approved yard as per plan.</p> <p>Carports may only be constructed with poles, 38mm thatching latts used as a pergola, with or without clear polycarbonate sheeting</p>	<p>Overhead wires</p> <p>Any chromadek carports, timber sheds etc...</p> <p>External burglar-guards or external trelli-doors - except with permission</p>



	<p>under the latts by approval of the PDRC and HOA.</p> <p>Wind protectors must be in natural colours by approval of the PDRC and HOA.</p> <p>Rainwater tanks stored below the ground for rainwater harvesting from the gravel apron beneath the thatch should be considered.</p> <p>Rainwater tanks can be stored above the ground if they are adequately concealed with permission from the PDRC and HOA.</p>	from the PDRC and HOA
<b>SWIMMING POOLS</b>	<p>Swimming pools must be secured in accordance with the National Building Regulations and the Phezulu Conduct Rules. To be approved by the PDRC and HOA.</p> <p>Steps to be designed in such a way that should an animal gets into the pool, it will find its way out.</p> <p>The finish to the swimming pool to be approved by the PDRC and HOA.</p> <p>If a swimming pool is to be heated it should be through Geothermal/heat pump/solar means.</p>	Portable pools
<b>SIGNAGE</b>	<p>House names and numbers must be kept to within the theme and ethos of the Estate and approved by the PDRC and HOA.</p> <p>All homes must be numbered without exception.</p>	

<b>PAINTED WALL COLOUR CHART</b>		
<b>BASIC EXTERNAL COLOURS</b>	<p>Elephant Hide</p> <p>Bleached Bone</p> <p>Warm Sand</p> <p>Depota</p> <p>Simba Mane</p> <p>Zambezi Sand</p> <p>Fired Clay</p>	<p>Whites</p> <p>Creams</p> <p>Any bright or primary colours</p>

<b>ACCENT COLOURS</b>	Beiges	Whites Creams Any bright or primary colours
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**NOTE: The Developers, the Phezulu Design Committee and the HOA retain the right to amend and revise these Design Criteria documents at their discretion in the best interest of the Estate.**

Guidelines for Height Restriction

**APPENDIX 1:**  
TYPICAL GUIDELINES FOR  
HEIGHT RESTRICTIONS

