



# Erinvale Country Estate

## Architectural Design and Landscaping Guidelines

as last amended on 12<sup>th</sup> April 2016

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### 1.0 Introduction

- 1.1 The Erinvale Architectural Review Committee (ARC) is appointed by the Trustee Committee of the Erinvale Country Estate Home Owners' Association (HOA) in terms of its constitution and is chaired by a trustee. The purpose of the ARC is to protect the long-term values of properties on Erinvale by acting as an "aesthetic watchdog".
- 1.2 Owners of property on Erinvale must obtain prior written approval from the ARC for
  - 1.2.1 new buildings to be erected including the external appearance and internal plans
  - 1.2.2 any external alterations or additions
  - 1.2.3 any internal alterations or additions which could be construed as altering the single residential nature of the dwelling (or where a two family dwelling has previously been approved any alteration to the double residential nature)
  - 1.2.4 external re-painting or re-coating of buildings, walls and or fences
  - 1.2.5 new buildings or any alterations to an existing building where damage to the building has been caused by fire
- 1.3 The ARC will take a global view of what is most beneficial to Erinvale whilst balancing the individual requirements of owners of properties. All submissions will be treated on merit and discussion entered into.
- 1.4 The ARC may recommend deviations from these guidelines in individual cases, which it deems appropriate for approval by the HOA trustee committee.
- 1.5 The following are not subject to these guidelines but nevertheless require the approval(s) referred to in 1.2 above: the hotel, the clubhouse and the mews, and any of their ancillary buildings.

- 1.6 If it is intended to use the dwelling for business purposes or for any purpose other than *single residential use*, the relevant municipal regulations must be complied with in respect of both the plans and the subsequent use after occupation. Note that the use of properties at Erinvale for guesthouses is in conflict with the HOA constitution.
- 1.7 Any plan received for approval by the ARC after 31 December 1998 must comply with this revised edition of the guidelines, unless it can be shown that the design procedures commenced before such date in which case the previous guidelines may apply subject to ARC approval.
- 1.8 Dwellings constructed under the previous guidelines are not affected by this revised edition *other than the provisions of 1.2.2, 1.2.3 and 1.2.4 above, which shall apply*.
- 1.9 Where reference is made to approval being required anywhere in this document such approval must be in writing and *a copy thereof to be lodged with the HOA*.
- 1.10 This document must be read in conjunction with the HOA constitution and any regulations made thereunder.
- 1.11 This document does not take preference over any statutory provisions.
- 1.12 The ARC evaluates only the aesthetics of any submission and cannot take any responsibility for technical, structural, health or safety standards or for non-compliance with municipal or any other statutory requirements
- 1.13 This revised edition of the Erinvale Architectural Guidelines is based largely on the original guidelines drawn up by the architects firm of Fred de Kock & Truter Inc who kindly gave their permission and approval of this edition. Copyright exists on this revised edition and reproduction in full or in part without the written permission of the HOA and of Fred de Kock & Truter Inc is forbidden.

## **2.0 The design guidelines**

Erinvale is a residential district, with the added advantage of having a golf course within its boundaries.

For this reason, the HOA Review Committee is encouraging the natural development of the houses within certain parameters. For instance, it is felt that as most of the houses will be fronting on to the golf course, they should establish a relationship to the course. This can be achieved through the use of large picture windows, big sliding shutters (for security and privacy), and front lawns without (or with low) boundary enclosures.

To the street side, the suburban residential streetscape must be developed. This can be achieved by keeping boundary enclosures reasonably low (as Erinvale is within a security enclosure, high security walls are not necessary around houses), careful placing of garages, front gates, lighting and landscaping.

The ARC has identified two distinct zones within the Estate. Both of these, whilst sharing many common criteria, have additional specific requirements. These two zones are the Upper Area and the Lower Area. The Hotel, Clubhouse, Mews and ancillary buildings will not be covered in this manual, but will be subject to controls set out by the ARC - see 1.5.

The Upper Areas are defined as all properties above the 100m contour line (just above the 18th green). Clearly, the difference in slope between the two areas will have a large effect in the design of houses (see Erinvale Estate Cadastral Layout Drawing).

### **3.0 General design criteria.**

As mentioned above, all areas share common criteria. Through the application of these criteria, an integrity and homogeneity of style and finish will be achieved. This is particularly important with finishes such as pergolas, paving, roofs and walls. By working within the suggested range and applying the additional criteria specific to the zone, sufficient scope to suit individual's requirements and taste is conceded, whilst a sense of harmony is attained.

### **4.0 The design review process.**

- 4.1 Only architects and designers registered with the South African Council for Architects may submit designs for buildings exceeding 500 sq.m in terms of statutory and municipal regulations.
- 4.2 Architects/designers can obtain most documentation and plans relevant to the site from HOA estate manager and Helderberg municipality. Plans for scrutiny at the ARC's Wednesday meetings (held every second week) must reach the HOA by the preceding Friday.
- 4.3 Before compiling working drawings it is very strongly recommended that sketch plans for any building work be submitted (in triplicate) to the ARC directly for preliminary discussion. This will obviate unnecessary delays and the risk of rejection of working drawings. Sketch plans to include site and layout plan, elevations, one section showing natural ground level, and specify external materials and colours.
- 4.4 The working drawings prepared for submission to the local authority must first be submitted to the ARC for scrutiny and approval, at least 3 weeks prior to the anticipated. Local Authority submission date. Five full sets should be

submitted as well as any additional requirements of the ARC.

- 4.5 This document is considered supplementary to the National Building Regulations, and cannot take precedence: should any provision of this document be regarded as contrary to the N.B.R., then the N.B.R. shall prevail. Any applications for waivers of the N.B.R. or any other statutory requirements, should meet first with the approval of the ARC.
- 4.6 This document is considered supplementary to the Local Authority requirements, and cannot take precedence: should any provision of this document be regarded as contrary to the Local Authority requirements, then the Local Authority requirements shall prevail. Any application for waivers of Local Authority requirements should meet first with the approval of the ARC.
- 4.7 On approval, the five sets of drawings will be stamped with the HOA "Approved" stamp and four sets returned to the Owner for submission to the Local Authority. One set will be retained by the HOA for their records. Plans approved by the ARC are valid for 12 months. Re-submission is required if building does not commence within this time.
- 4.8 The Local Authority will not scrutinise any plans without the HOA "Approved" stamp.
- 4.9 A scrutiny fee (adjusted annually) is required and must accompany the plans upon submission to the ARC. Further submissions to confirm the ARC's earlier comments will carry no additional cost. If, in the opinion of the ARC, the original application requires re-design, then the re-submission will be considered as a new submission with a new fee to be paid. (Current fees obtainable from the HOA office).
- 4.10 The ARC will enforce the contents of this document and any other requirements in its discretion. To this extent each design will be treated on its own merits.
- 4.11 Note that contour lines at 500mm centres must be shown in both sketch and working drawings
- 4.12 The square metre size of each floor and the total dwelling size must be shown on the floor plan and the erf size on the site plan.
- 4.13 *No deviations from approved plans may take place without approval of the ARC.*
- 4.14 *The architect / designer must sign and submit the certificate attached to this document as well as the prescribed checklist when sending in working drawings for approval.*

## 5.0 The role of the Homeowners' Association

- 5.1 The purpose of the ARC is, amongst other things, to regulate and control development within Erinvale to the benefit and best interests of the community, and to the satisfaction of the Local Authority.
- 5.2 The Trustee Committee will determine the hours and conditions that will apply to building contractors and building operations.
- 5.3 The ARC, subject to the terms of the HOA constitution, alter any part or requirement of these guidelines, and may at any time decide to appoint or replace members of the ARC.
- 5.4 All queries relating to submission procedures should be directed to the Erinvale estate manager.

### **VARIOUS ASPECTS OF DESIGN, BUILDING & LANDSCAPING NOW FOLLOW**

#### **PLEASE NOTE THE APPROPRIATE SYMBOLS:**

- No - means you may not use or have the item
- Yes - means you may use or have the item
- ✓ Preferred - means you should include these items if possible

### **ARCHITECTURE**

## 6.0 Roofs

### Materials

- profiled cement / fibre sheeting, unpainted metal sheeting (see immediately below), metal sheeting at pitches greater than 10 degrees unless it is traditional Victorian profile corrugated, metal tiles, flat roofs with waterproofing uncovered / exposed or unpainted flat roofs, unclipped tiles (which are subject to wind damage)
- traditional Victorian sheeting provided it is pre-painted or painted before completion of the dwelling, cement based or clay tiles, slate, thatch, shingle, flat roofs provided they have gravel or paved finish, timber strip eaves

### Colour

- light coloured or reflective roofs
- charcoal to black and dark green.

#### Form and elements

- flat roofs without parapets or facias, semi-circular vaulted roofs, mansard roofs, decorative elements, pitch exceeding 55 degrees
- pitched, mono-pitched, flat and lean-to roofs

### **7.0 External walls and plumbing**

#### Materials

- plaster effects such as Spanish plastering, ornate mouldings, unpainted facebrick or clinker brick, stone (other than to plinth level), reflective finishes, timber frame, any visible plumbing
- smooth plaster, slightly textured plaster provided the process is approved by ARC, painted fairface brick with or without raked joints, plinths out of stone or simulated stone

#### Colour

- colours other than specified immediately below
- White to off-white paint/coating strictly per approved ARC colour codes available from HOA

#### Form & elements

- decorated gables such as mock Cape Dutch, quoining, decorative moulded panels, ionic or other classical columns, finials
- all plumbing pipes to be ducted within walls

### **8.0 Windows & doors**

#### Materials

- steel frames, reflective (mirror) glass
- painted and unpainted timber, uPVC, anodised or powder coated aluminium, slightly tinted glass to reduce UV lights

Colour

- colours other than specified immediately below
- white, colour to match roof and any other colour to be approved by ARC

Form & elements

- fake shutters, glass flush with outside walls, arched windows with arch greater than 1:10, horizontally proportioned windows other than for bath/toilet rooms if warranted (see attached sketch)
- arched feature window/door, sliding shutters, working side-hung shutters, 'Winblok' in certain circumstances
- ✓ large picture windows / french / sliding doors facing course preferred but shaded if necessary to reduce reflection, windows to be generally vertically proportioned

**9.0 Verandas, balconies, balustrades**Materials

- decorative *balustrades, rails, or other elements including classical or neo-classical references or any other style prohibited under 14.0.*
- decorative wrought/cast iron or aluminium,
- ✓ materials consistent with roofs / window frames / shutters / of main structure, timber decks

Colour

- colours other than specified immediately below
- colours consistent with main structure
- ✓ deep overhangs to large glazed areas

**10.0 Awnings & pergolas**Materials

- fibre glass or metal sheeting, aluminium, tubular metal, gum poles unless consistent with main structure, pergolas not physically linked to main

structure

- awnings of canvas / shade cloth / sail cloth, pergolas of timber / concrete columns

#### Colours

- colours other than specified immediately below
- awnings to be white / off-white / subdued colours, pergolas to match main structure
- ✓ pergola purlins closely spaced

### **11.0 Garages and all other outbuildings or structures**

#### Materials

- pre-cast concrete systems, fibreglass or other cladding, tubular metal or shade net carports
- materials / construction / finish to match main structure and be permanent in nature and of sound construction

#### Colour

- colours other than specified immediately below
- ✓ colours to match main structure

#### Elements

- more than the garage doors specified immediately below, gazebo / conservatory / greenhouse without ARC approval, garages / carports not physically linked to main structure, temporary structures such as tool sheds / wendy houses / tree houses, any dwelling without a drying-service yard the walls of which must be 2.2m above natural ground level, exposed edges to carport roof sheeting
- In the Lower Area two single or one double garage door(s), in the Upper Area two double garage doors (double doors not to exceed 4.8m), golf cart garage,
- ✓ horizontal weatherboard garage doors natural or painted to match main structure, after completion a permanent toilet accessible to workmen / gardeners, etc

## 12.0 Swimming pools

- above ground portable pool, colours other than those mentioned immediately below, visible pump/motor, fencing which does not comply with municipal requirements
- turquoise, black or white colour
- ✓ pool surround to match general paving, fence to match boundary fence where possible

## 13.0 Aerials, satellite dishes, roof fixtures

- "ham" or similar antenna or structure, a device projecting above a flat roof, any obtrusive or reflective colour
- colours to match structure, unobtrusive dishes / TV aerials fixed flush with roof plane

## 14.0 Architectural style

- replicas of Cape Dutch / Edwardian / Victorian / Mediterranean buildings, neo-classical or classical references, eclectic style, timber frame, log cabin (see sketch)
- designs responsive to location / climate / views / lifestyle, vertical proportions within horizontal composition, vertical elements intersected by or intersecting horizontal elements, sensitive use of light and shade
- ✓ the dwelling to fit in with the overall aesthetics which have developed on the estate - "the Erinvale style" (see sketches)

## 15.0 House form

- in the Lower & Upper Areas building coverage exceeding 50% of the erf, in the Upper Area building coverage exceeding 40% for double storey. Buildings on stilts, houses more than 2 floors above natural ground level, buildings which go beyond municipal building lines without approval of both the municipality and the ARC, dwellings or any part thereof which exceed the maximum height specified in annexure A (maximum roof-ridge height 8.5m measured parallel from natural ground level, eaves not to exceed 6.0m measured vertically from natural ground level)
- terraces/courtyards for private space, roof space for additional accommodation, underground basements provided that if visible they are

screened by an earth bank to minimise visual impact

- ✓ buildings to follow slope, low pitched roofs, large areas of glass to reduce impact of building on slope

Note The ARC may require off-street parking to be provided where street parking inadequate

## 16.0 Views / Privacy

- ✓ minimise impingement of neighbours views (whether their houses are built or not), maintain a view of the golf course from the street down the side of the dwelling.
- ✓ Any house alteration should not in the opinion of the Architectural Review Committee, seriously impact on any neighbour's views or privacy. The Architectural Review Committee (ARC) may reject such plans unless the written consent of the affected neighbour has been given.  
*[Inserted 2<sup>nd</sup> December 2002]*  
"Neighbour" is defined as being limited to properties bordering the property undertaking alterations, including those opposite the property across a roadway, and those on a corner of the property.  
*[Inserted 1<sup>st</sup> July 2009]*

### Procedure for applying this rule

1. The Homeowner requesting the House alterations is encouraged to visit neighbours who they believe may be affected by the alteration. Full details of the alteration (plans, roof heights, aerials etc) should be shown to the neighbour to determine if there is any serious impact on their views or privacy.
2. Should the Architectural Review Committee believe that the Homeowner has not consulted all the affected neighbours, they will request the Homeowner to approach those additional neighbours.
3. The attached standard consent form shall be completed by the affected neighbour/s and accompany the plans submitted to the Architectural review committee.
4. In the event of an objection from a neighbour the ARC will evaluate this & a recommendation made to the Trustees to determine whether the objection is justified and a ruling will be made.
5. In the event of the ruling being challenged by either the Homeowner or the affected neighbour/s then the dispute will be referred to the appointed arbitrators on the Estate.

## Hard Landscaping

### 17.0 Paving

#### Materials

- concrete interlocking blocks, concrete paving slabs, asphalt, cobble other than black, more than 50% of unbuilt area of erf paved
- gravel driveways, clay bricks, terracotta tiles, cobble

#### Colour

- any colour other than specified immediately below
- natural colours only (no artificial tints)

#### Form and elements

- elaborate patterns without approval of sketch, more than one vehicle crossing of the road verge maximum width 6.0m and one pedestrian crossing maximum width 1.0m

### 18.0 Boundary enclosures

#### Materials

- concrete panels, any wire fencing, **(other than as immediately below)**  
unpainted brick / clinker / masonry / palisade
- timber picket fencing, smooth plastered masonry, painted fairface brick, steel palisade with brick column elements ***and green plasticised wire fencing framed with gum poles and approved by the ARC***

#### Colours

- colours other than specified immediately below
- masonry to match main structure, black steel palisade, timber painted white / Victorian green / natural

#### Form & elements

- walls / fences generally higher than 1.2m **(other than as immediately below)**

- ☑ walls / fences 1.2m high, going up to 1.5m to take account of slope where applicable *and walls / fences between neighbouring dwellings to a maximum of 2.2m provided it is reduced to 1.2m high 3.0m from the golf course property and 4.5m from HOA property where applicable and further provided all neighbours whose boundaries are affected consent in terms of 1.9, which consent shall not be unreasonably be withheld, the Trustee Committee having the final say in the event of any dispute over any boundary enclosures.*
- ✓ walls/fences no higher than 1.2m, no enclosures on golf course side of erf, walling not to exceed two thirds of erf, *where wire mesh or higher walls / fences approved to be softened with creepers / plantings.*

### 19.0 Signage, street furniture & external lighting

- ☒ novelty/sculptural letterboxes, floodlighting or other lighting which poses a nuisance to neighbours
- ☑ simple timber letterboxes (natural colour or Victorian green or white), bollard / wall mounted lights, timber bollards, sodium lighting
- ✓ a letterbox to facilitate delivery of HOA / club notices at street entrance/front door

#### Soft landscaping

### 20.0 Existing vegetation

- ☒ removal of any tree on your property which has a trunk at ground level exceeding 150mm without the approval of the ARC, removal of any vegetation on the golf course or road verges without the approval of the HOA, planting of anything on the road verge or golf course without HOA approval
- ☑ protect all existing vegetation as far as possible during construction, replace damaged / destroyed plants with recommended species

The removal of any tree which has a trunk at ground level exceeding 150mm, without the approval of the ARC, is prohibited as per the paragraph above. Trees which have a girth at ground level exceeding 150mm are hereafter referred to as 'Mature' trees. The following rules now apply to Mature trees given the increasing age and development of the estate. *(Inserted 1<sup>st</sup> August 2012)*

Any request for permission for the removal or modification of a Mature tree, be it on common or private property, which was in place before the proclamation of the estate must be refused. *(Inserted 1<sup>st</sup> August 2012)*

Requests for permission to remove or modify Mature trees which were planted after the proclamation of the estate and are sited on a home owners private property, must be made in writing to the Estate Manager. Any request must contain a full justification for the request. In consultation with the ARC Trustee and the Estate Grounds Committee (EGC) Trustee, together with an independent expert on tree management, a decision on the request will be made. If permission is granted, the costs of any removal or modification will be for the requesting, registered home-owners account. *(Inserted 1<sup>st</sup> August 2012)*

Requests for permission to remove or modify Mature trees, which were planted on common property, after the proclamation of the estate, must be made, in writing, to the Estate Manager. Any request must contain a full justification for the request. Such requests will be reviewed by the Estate Manager, the ARC Trustee and the EGC Trustee and if necessary an independent tree management expert. In need any such request will be referred to the full HOA Trustee committee. In the absence of a justification based upon over-crowding, inappropriate species for the location, or safety reasons, requests to remove or modify a Mature tree which is growing on Estate common property will be refused. In extreme circumstances, where permission is granted for the modification or removal of a Mature tree on common property, the costs of such modification or removal will be for the requesting property owner's account. *(Inserted 1<sup>st</sup> August 2012)*

All of the above guidelines on the management of Mature trees will be superseded, where any Mature tree is found to be damaged by disease, the weather, or accident, or may be the potential cause of damage to any property or estate traffic, or else may pose a safety risk to Estate residents or personnel. Decisions on the modification or removal of such a Mature tree on common property will rest exclusively with the Estate Manager in consultation with the appropriate Trustees. *(Inserted 1<sup>st</sup> August 2012)*

The Mature tree guidelines will not apply to the pruning of privately owned fruit trees situated on a members residence. *(Inserted 1<sup>st</sup> September 2012)*

## 21.0 Views

- boundary planting (hedges / shrubs /trees) exceeding 2.0m height, planting of trees as windbreaks or screens (more than 5 trees in a row less than 2.0m apart) anywhere on your property without the approval of the neighbours whose views may be affected, **which consent shall not be unreasonably withheld, the Trustee Committee having the final say in the event of a dispute about such plantings.**
- screening of buildings through tree planting with tree canopies lifted to afford views of golf course, sensitive to neighbours' views of the course / mountains / hills / sea

## 22.0 Road verge planting

- failure to re-instate damaged verges due to construction, altering the existing rural planting theme including grass shrubs and trees without HOA approval
- plants approved by the HOA

## 23.0 Golf course side planting

- remove any existing growth or plant anything outside owner's property without HOA approval, landscaping / re-shaping which will change natural ground level, use of golf course area as extension of owner's garden without HOA approval
- plant grass or approved plants on barren ground adjacent to owner's erf

NOTE any approval given is on the express understanding that it may be withdrawn at any time in the future without compensation

## 24.0 Plant species

- prohibited species all pine trees, silky oak, bottlebrush, Ficus nitida, wild banana (strelitzia nicolai), cordyline, palms of any sort, blue gum, bananas, weeping willow, beefwood, poplar lombardi, pampas grass, noxious weeds, (lantana camara, etc), invasive species (exotic acacias such as Port Jackson, wattle, hakea, rooikrans, etc)
- indigenous trees, ericas (fynbos) and shrubs and certain exotic species, which do well in the area. A detailed list and suggested planting mixes are available from the HOA.

## 25.0 Standby power systems (Motor generators and Inverter systems)

- Any installation that meets municipal regulations, is not unreasonably noisy to neighbours and whose structure meets the other requirements of these guidelines.
- Any installation that is not approved by the Municipality in terms of their regulations concerning electrical connections, noise, safety, fuel storage, battery storage, etc. Details available at the HOA offices.  
*[Inserted 1<sup>st</sup> July 2009]*

## 26.0 Solar Heating systems

- Solar collectors (panels etc) and roof piping flush with the roof that match the existing roof colour. Section 7.0 covers external walls and piping.
- √ Solar storage tanks (geysers etc.) that are not visible to neighbours and golfers (e.g. using existing geysers, within the roof structure or in an unobtrusive location using a forced circulation/pumped system – see ESKOM guidelines at HOA offices).
- √ Solar installations on roof sections that minimize visual impact from neighbours and golfers. (Roof orientation between N/W and N/E rather than just north has no major impact on efficiency – see ESKOM guidelines at HOA offices).
- Solar collectors and roof piping that do not match existing roof colour or are unsightly.
- External solar storage tanks and pipes that do not match the existing roof colour, are above the roof line or are generally unsightly.  
*[Inserted 1<sup>st</sup> July 2009]*

## 27.0 Flag Poles

- 27.1 Up to two flagpoles may be erected on a home owner's property subject to the following conditions;
- 27.2 The receipt by the HOA Estate Manager of written approval for the erection of the flagpoles, from the owners of any neighbouring property, which may not necessarily be an adjacent property, which property has line of sight vision of the proposed flagpoles. Such signed approvals must be received by the HOA office prior to the erection of any flagpole.
- The height of the top of the flagpoles may not exceed that of the roof-line of the property on the erf upon which the flagpoles are to be erected.
  - The flagpoles must be erected either on, or within, the municipal building lines of the erf concerned.
  - The flagpoles may **NOT** be erected upon the street facing aspect of the erf where the flagpoles are to be erected.

- √ Only an internationally recognised national flag made from an appropriate cloth material may be flown from such a flagpole. The R.S.A national flag must be flown the correct way up i.e. the red stripe must be at the top.
- ☒ The flying or erection of any other type of flag or object of any kind whatsoever is specifically prohibited.
- √ The constitution of South Africa specifically states that the flying of the R.S.A national flag is subject to the following conditions;
  - The flag of no other nation may be erected/flown without the South African flag already having been erected/flown.

## **28.0 Waste Removal**

- 28.1 Home owners may not deposit builder's rubble in the Refuse Area. Anyone found contravening this regulation will have a fine imposed and will be charged for the removal of any such building material. (*Inserted 1<sup>st</sup> March 2013*)

## **29.0 Water Storage Tanks**

### **29.1 Tanks for rain harvesting**

- ☒ Owners of property on Erinvale must obtain prior approval from the ARC when wishing to install tanks for rain harvesting and collection of grey water.
- ☒ Tanks have to be of an approved structure with a minimum ten year lifespan. Tanks must be in keeping with the aesthetics of the Estate.
- ☒ Tanks must be screened from view.
- ☒ It is recommended that affected neighbours be consulted.
- ☒ The flow of water from the roof must be unobtrusive and additional guttering will not be approved.
- ☒ Tanks must not be visible from the roadway or from the golf course.

- ☑ Below ground tanks may be used if the approved structural tank is sunk within the correct engineering guidelines.

### 29.2 **Tanks for grey water**

- ☑ All grey water tanks must be placed below ground.
- ☑ Tanks must be connected to the existing plumbing by a qualified plumber.
- ☑ Appropriate filtration mechanisms must be provided and approved by the ARC.

### 29.3 **Pumps**

- ☑ Pumps installed for the distribution of water must not be noisier than a swimming pool pump. Such pumps must be enclosed in appropriate housing so as not to be a nuisance to neighbours.

Certificate

ERF no. \_\_\_\_\_ Erinvale, Somerset West

\_\_\_\_\_  
NAME OF OWNER

\_\_\_\_\_  
NAME OF ARCHITECT / DESIGNER

\_\_\_\_\_  
SACA Reg. no. if applicable (see 4.)

\_\_\_\_\_  
NATURE OF PLAN (new house, addition, etc)

I, the above architect / designer, hereby submit the applicable plans and declare that these comply to the best of my knowledge with the Erinvale Country Estate's Architectural Design and Landscaping Guidelines October 1998 revised volume and attach the standard Erinvale check list (available from HOA)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

CONTACT TEL. No \_\_\_\_\_

COMMENTS

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