

WDHOA

WILD DOG ESTATE HOME OWNERS' ASSOCIATION

BUILDING GUIDELINES

GENERAL BUILDING GUIDELINES

1. INTRODUCTION

Wild Dog Estate is situated next to the uKhahlamba Drakensberg National Park, which is a renowned World Heritage Site. The Department of Agriculture & Environmental Affairs as well as the Development Facilitation Act Tribunal laid down certain principles which must be adhered to in the design, layout and construction of Wild Dog Estate. The Developer agrees 100% with the authorities and has therefore created an Environmental Management Plan (EMP) in accordance with these principles which is now an integral part of the WDHOA architectural guidelines.

The Wild Dog Estate Vision has always been to create an international luxury leisure Estate with a distinctly “African” feel to it. The whole theme must be eco-friendly and wherever possible Villas must blend in and enhance the terrain. All Villas will be a harmonious blend of rock, wood and tile with a distinct African feel to them, and must comply with the Town and Regional Planning Document “Your Home in the Drakensberg” with respect to materials and colours.

The typical “African” design is rustic. The word “rustic” is often an excuse for poor workmanship, which will definitely not be tolerated at Wild Dog Estate. All Villas must be beautiful in design, durable, built with the very best materials / workmanship, and must take maximum advantage of the stunning views.

To achieve the above ambience WDHOA has laid down guidelines for both the external as well as the internal appearance of the Villas. WDHOA take two fundamentally different approaches when dealing with the external and internal design as follows:

1.1. External Design

- The overall design of all the buildings has to be harmonious and coherent. With this in mind the “External Architectural Guidelines” should be seen as “Rules”, i.e. they are not negotiable and must be strictly adhered to.
- WDHOA will enforce the “External Architectural Guidelines” without exception.

1.2. Internal Design

Owners are afforded a lot more flexibility in designing the interiors of their Villas; however the following must be kept in mind;

- 1.2.1. Wild Dog Estate is part of the prestigious “The Registry Collection®” which is an exchange program designed to provide the highest level of service while allowing its members to enjoy a wide range of experiences by exchanging within Wild Dog Estate and among a portfolio of fine leisure assets.
- 1.2.2. Any Member wishing to be part of “The Registry Collection®” must ensure that his Villa’s décor and amenities complies with the minimum guidelines as laid down hereunder.
- 1.2.3. Should a Member not wish to be part of “The Registry Collection®” then the Villa will not be part of the “Wild Dog Estate Rental Pool”, and hence no restrictions will be placed on the internal décor and design.
- 1.2.4. However, there are certain structural restrictions which have to be adhered to irrespective whether your Villa is placed in a rental pool or not. The reason for this is that WDHOA needs to be assured that should you sell your Villa in future, the new Owner must be able to participate in the rental pool without having to undertake major structural renovations.

The following rules and guidelines shall apply forthwith.

2. ARCHITECT

- 2.1. Each Owner shall, at his cost, use the WDHOA appointed Architect to design his Villa. (Fees will be as per the South African Council for Architecture scale).
- 2.2. As the Architect also represents the Developer, a conceptual design meeting must be held on site with the Architect so that all parties can understand each others needs and requirements.
- 2.3. The exact positioning of the Villa will be determined by the Owner and Architect. The final position must be approved by the Developer who will take into account constraints imposed by the EMP as well as the impact of each Villa on its neighbours.
- 2.4. A basic site survey must be done and handed to the Architect before he can commence design work. (WDHOA can carry out this survey work on the Owner’s behalf for a nominal fee.)

- 2.5. Once the conceptual design has been completed by the Architect and approved by the WDHOA, the Owner shall submit the design to the appointed Wild Dog Estate Graphic Designer who will convert the two dimensional sketch into a 3D electronic line drawing. (This will enable all parties to view the design in a 360 degree three dimensional format.)
- 2.6. In the unlikely event that the Owner experiences irreconcilable differences with the Architect, the Owner may appoint another suitably qualified professional to design his Villa. However, all designs have to be approved by the WDHOA appointed Architect at the Owner's cost.
- 2.7. In this manual the word Architect shall mean the "Wild Dog Estate appointed Architect" unless specifically specified to the contrary.

3. EMP REPORTS

In terms of the Environmental Management Plan (EMP) each Owner shall;

- 3.1. obtain a clearance report from an Ecologist who has been appointed by the WDHOA.
- 3.2. obtain a clearance report from an Geomorphologist who has been appointed by the WDHOA.

The above reports will arranged by WDHOA and the fees will be for the Owner's account.

4. STRUCTURAL ENGINEER

Each Owner shall appoint a Structural Engineer who must be approved by WDHOA. This Structural Engineer must design the Villa's foundations and support structures in accordance with the WDHOA guidelines.

5. WDHOA AESTHETICS COMMITTEE

WDHOA Aesthetics Committee has been appointed by the Developer and consists of the WDHOA appointed Architect, three existing Owners plus the Developer himself.

The Aesthetics Committee reserves the right to make additions or alterations to these guidelines, which in their opinion, are necessary to achieve the desired ambiance and integrity of the Estate.

All plans shall be reviewed by this Aesthetics Committee.

6. SUBMISSION OF PLANS

Each Owner shall

- 6.1. submit the Architect's concept 2 D drawing to WDHOA for approval.
- 6.2. submit the 3 D conceptual design to WDHOA for approval.
- 6.3. submit any amended designs to WDHOA for approval.
- 6.4. submit the relevant working drawings to the KwaSani Municipality for their approval. (These final drawings must be stamped with the WDHOA stamp of approval before submission to the Municipality).
- 6.5. pay a plan inspection fee (which is subject to annual review) to WDHOA.
- 6.6. pay the Municipality building plan approval fees as determined from time to time by the KwaSani Building Inspectorate.

7. BUILDING CONTRACTORS

- 7.1. Wild Dog Estate will levy a 5% management and administration fee on the value of all building contracts as is stated in the Sales Agreement. This fee will be paid to the Developer by the Contractor.
- 7.2. The Developer has nominated a Contractor to build on Wild Dog Estate. (Referred to as the "Nominated Contractor"). Although it is not obligatory it would be advisable that the Owner appoint the Nominated Contractor to undertake the building contract, as there are savings on an economy of scale and in dealing with a contractor who is used to working under the Wild Dog Estate building rules and standards.
- 7.3. A typical exception to this would be if the Owner is in the building trade and would like to undertake his own construction. This is permissible provided the Contractor is approved by WDHOA and provided he enters into an agreement with WDHOA and adheres to all the building rules and regulations prescribed. Furthermore the 5% levy as per 7.1 would still apply.
- 7.4. Rostal Construction (Pty) Ltd is Wild Dog Estate's building division. Rostal covers the following functions and provides the following services;
 - 7.4.1. The supply of bulk materials such as sand, stone, quarry, bricks and cladding at a favourable price.
 - 7.4.2. Main plant such as TLB, dumpers, trailers, trucks etc.
- 7.5. The main Architect is appointed by WDHOA to act as Principal Agent and he controls quality, and handles the general contract management between the Client, WDHOA and the Building Contractor.

8. BUILDING DEPOSIT

- 8.1. Before construction can commence on a Villa a building deposit must be paid to the WDHOA.
- 8.2. The deposit will be held in trust by the WDHOA and will be used to offset any cost to remove any rubble or rectify any damage caused by the Building Contractors.
- 8.3. Interest on the funds will be determined by the Standard Bank's call rate on the account from time to time.
- 8.4. The deposit amount may be obtained from the WDHOA office and WDHOA reserves the right to amend this amount from time to time if deemed necessary to do so.

9. WDHOA BUILDING INSPECTION

Each Owner shall

- 9.1. allow WDHOA management to inspect building work in progress at any time.
- 9.2. abide by the construction standard and specifications set by WDHOA's Principal Agent, which standards are based on NHBRC.

10. GENERAL BUILDING RESTRICTIONS

The Owner may build under the following conditions,

- 10.1. Maximum of one house/Villa may be built per stand.
- 10.2. All buildings and facilities, i.e. main house, garages, laundries and all outbuildings, must be built under one roof.
- 10.3. Definition of Building Footprint (*as per the WDE EMP*)
 - 10.3.1. Means the area of a building covered by roofing, measured over and including wall thicknesses, as viewed directly above the building (bird's eye view).
 - 10.3.2. Building Footprint specifically includes:-
 - Garages
 - Covered verandas/decks
 - 10.3.3. Building Footprint specifically excludes:-
 - Those areas covered by eaves
 - Mandatory external open emergency stairways.
 - Open decks.

- 10.4. The minimum Building Footprint cannot be less than 250m².
- 10.5. The maximum Building Footprint cannot be more than;
- 10.5.1. 350m² if the floor area includes basement and lofts, OR
- 10.5.2. 400m² if the floor area excludes any basements.
- 10.6. Definition of Floor Area (*as per the WDE EMP*).
- 10.6.1. Means the internal area of the building covered by roofs, on all levels, measured over and including wall thicknesses. Floor area specifically includes:-
- Basements
 - Ground floor areas, which may be split level,
 - Loft areas of the building
 - Staircases
 - Storage rooms
 - Garages
 - Covered verandas / decks
- 10.6.2. Floor Area excludes:-
- Those areas covered by eaves
 - Mandatory external open emergency stairways.
 - Open decks.
- 10.6.3. The minimum floor area is 250m²
- 10.6.4. The maximum floor area is 600m²
- 10.7. The number of bedrooms in a Villa can vary between two and five. However if the Owner requires more than four bedrooms it is subject to approval from WDHOA. The Estate is restricted to a total of 168 bedrooms in the Villas. Therefore anyone wishing to build more than four bedrooms requires special consent which can only be given if there are other Villas planned with three bedrooms.
- 10.8. The Estate is restricted to having 376 people sleeping on the premises (this excludes WDE staff). Of the 376 people, 40 can sleep in the Hotel and 336 in the Villas. For this reason the maximum number of beds that may be accommodated per Villa are two single beds, or one double bed per bedroom: i.e. a maximum of two people per bedroom. No alternative bedding other than is provided for in the designated bedrooms may be utilised, e.g. couch beds, camping beds etc.

EXTERNAL BUILDING GUIDELINES

11. INTRODUCTION

The “External Building Guidelines” deals with the Villas’ external finishes, materials, peripheral structures such as driveways, etc., and all the basic services, such as electricity, roads, sewerage and water.

11.1. Although it was spelt out in the “General Building Guidelines” the two following statements bear repeating, viz.,

11.1.1. The overall design of all the buildings has to be harmonious and coherent. With this in mind the “External Building Guidelines” should be seen as “Rules”, i.e. they are not negotiable and must be strictly adhered to.

11.1.2. WDHOA will enforce the “External Building Guidelines” without exception.

11.2. WDHOA will strictly control the quality of materials, and workmanship on all aspects of the Villas external features. Each Owner shall therefore abide by the specifications laid down by the WDHOA in terms of;

11.2.1. Materials.

11.2.2. Construction standards and methods.

11.2.3. Final appearance.

11.3. Irrespective of whether the WDHOA specifications have been put in writing or not in the Building Contract, or in this “Manual”, the Owner shall ensure that his Building Contractor abides by the specifications as laid down by WDHOA. These specifications may be given verbally to the Building Contractor by the WDHOA Contract Manager who is responsible for overall quality control.

11.4. Should the Owner or Building Contractor disagree with any specifications given by WDHOA, the Owner can refer to the WDHOA Board who will review the matter, but whose decision will be final and binding.

12. AIR-CONDITIONING

12.1. All the Villa’s air conditioning condensers must be mounted inside the screened service yard area and in suitably screened floor mounted boxes as approved by WDHOA.

12.2. No window or through-wall mounted Villas will be permissible.

13. BURGLAR ALARMS

- 13.1. Burglar alarms must be fitted to each Villa. They are to be non-audible as they will be linked to the WDHOA security central monitoring system.
- 13.2. All alarms systems will be supplied by WDHOA as per their specifications at the Owner's cost.

14. CHIMNEYS

- 14.1. A variety of design will be permitted if approved by the Architect.
- 14.2. All chimneys will be built out of stone as per the "Stonework" specifications.

15. DECKS

- 15.1. As there are very small formal gardens permitted around the Villas, the decks become the focal entertainment area for each Villa. Therefore, it is important that some of the deck's area is large enough to accommodate the required amenities such as a plunge pool and a braai area.
- 15.2. The minimum size of the total deck will be seventy five square metres (75m²).
- 15.3. The minimum size of the covered deck will be 15 square metres (15m²).
- 15.4. Decks may be built in wood or cast in concrete.
- 15.5. If decks are built in wood then the Owner shall
 - 15.5.1. use wood which will be selected by WDHOA.
 - 15.5.2. ensure that his Building Contractor will be guided in terms of technique and material to be used by the WDHOA Contract Manager.
- 15.6. If decks are built in concrete then the Owner shall
 - 15.6.1. use external paving from the "WDHOA External Paving Range".
- 15.7. All balustrades and deck facings will be manufactured from wood in the style and material as specified by WDHOA.
- 15.8. All decks must have a minimum size plunge pool of 10 square metres (10m²).
- 15.8.1. Pools may not be fenced within the deck area.
- 15.8.2. All pools / Spa baths must be protected with a net or shutter type system for safety reasons.

- 15.8.3. Pool / Spa baths filtration systems and heat pumps must be hidden below the deck area and backwash must comply with environmental regulations.
- 15.9. All decks must have an open fire braai with a minimum size of 2.5m x 1m, incorporating a stone chimney, and to comply with the WDHOA design specifications.
- 15.10. The height of the deck from the natural ground level, measured at any point along the balustrade base, shall not be more than 1.5 metres above ground. To achieve this, all decks must step to follow the natural ground level.
- 15.11. Decks must cantilever by a minimum of 1m beyond the support columns.

16. DRIVEWAYS

Each Owner shall build a driveway with the following specifications at his cost, viz.,

- 16.1. The driveway shall link the Villa's Garage to the main road and the alignment thereof shall be determined by the WDHOA.
- 16.2. Where the driveway joins the main road, a suitable bell mouth with storm water control will be built. The bell mouth shall be built to the same specifications as the existing road.
- 16.3. Where a driveway is shared between Villas, the costs pertaining to the common section of the driveway will be shared by the relevant Villas.
- 16.4. The driveway shall be paved and all materials and construction standards used must comply with WDHOA specifications.
- 16.5. In front and adjacent to the garage a minimum area of 100 m² must be paved so that vehicles can turn around and park. Materials used and construction standards must comply with WDHOA specifications.
- 16.6. An electrical cable must be run from the Villa, along the centre of the driveway, to the bell mouth to provide power to two street lights. The electrical cable, light bollards and the positioning thereof will be as per WDHOA specifications.
- 16.7. A pole mounted address board must be mounted at the entrance to the driveway indicating the Villa's name and number. Design must be as per WDHOA specification.

17. ELECTRICAL

Each Owner shall at his cost

- 17.1. connect the Villa to the allocated CDU (Consumer Distribution Unit).
- 17.2. supply and install the required distribution meter, circuit breakers and relevant equipment.
- 17.3. use only materials as per WDHOA specification.

18. EXTERNAL LIGHT FITTINGS

- 18.1. External light fittings must be selected from the “WDHOA External Light Fittings Range”.
- 18.2. Except for security lighting, no lights situated outside the buildings may be placed higher than 2 metres above the ground level and may not be equipped with a globe of more than 40 watts in strength. Lights must be shaded above the horizontal plane.
- 18.3. Pathways and access roads leading to the Villa will be lit according to the overall design of the Estate.
- 18.4. Security lighting will be controlled by the security systems and only switched on when absolutely required and for the minimum possible period.

19. EXTERNAL PIPES

All external pipes shall be built into the wall and not be visible from the exterior. For example, water, electrical, storm water, sewerage drains, etc., must all be built into the external wall and cladded so that they are not visible.

20. GARAGES

Each Villa shall have a Garage which is under the same roof and structure of the main Villa. The minimum specifications are as follows:

- 20.1. Minimum of two bays, i.e. able to accommodate two large motor vehicles. Minimum internal size is 40 m² clear of walls.
- 20.2. Automatic garage doors are compulsory. They must be manufactured out of wood and the product must be approved by the WDHOA.

21. GARDENS

- 21.1. No formal gardens will be allowed around the Villas.
- 21.2. Any areas disturbed by construction must be rehabilitated to natural veldt, and the area around each Villa must be landscaped according to the WDHOA specifications and can only be carried out by the appointed WDHOA Landscaper.

22. IRONMONGERY

- 22.1. All Villas shall ensure that the following materials are used

Item	Material	Comment
Door Locks	Zinc	Master keyed
Door Handles	Solid Brass	Not plated
Window Handles	Solid Brass	Not plated
Hinges	Solid Brass	Bronze washered brass butt
Screws	Solid Brass	
Bolts/Nails/Staples	Hot Dipped galvanised	

23. PATIOS

- 23.1. Patios and walkways will be covered with an external paving as selected from the “WDHOA External Paving Range”.

24. PERGOLAS

- 24.1. All pergolas will be manufactured from wood in the style and material as specified by WDHOA.
- 24.2. Pergolas may be covered by retractable awnings which are manufactured as per WDHOA’s specifications.

25. PLASTER WORK

- 25.1. All plaster will be the same throughout the estate as specified by WDHOA
- 25.2. No paint can be used. All walls will be painted with Cemcrete’s “Wheat Chemwash” product,
- 25.3. The Owner’s Building Contractor will be guided in terms of technique and material to be used by the WDHOA Contract Manager.

26. RETAINING WALLS & EMBANKMENTS

- 26.1. Retaining walls should be so designed that they accommodate plant growth and so blend into the landscape. All artificial embankments must be stabilised and landscaped.
- 26.2. The maximum height of an embankment is 2 meters.
- 26.3. The maximum height of a retaining wall is 2 metres.

27. ROOF

- 27.1. Tiles will be Marley Modern Range - Rustic Brown – Code MDANRB.
- 27.2. All roofs will have a 35 degree pitch with a maximum height above natural ground level of 8 metres.
- 27.3. There will be no gutters and storm water will be controlled via drains constructed in accordance with WDHOA specifications.
- 27.4. If skylights are used they must not be visible from the outside from anywhere on the Estate.

28. SERVICE YARD

- 28.1. All Villas will have a service yard which has to be completely enclosed by a stone / plaster wall.
- 28.2. All service yards must be located next to the kitchen scullery. (*See internal criteria for reason*).

29. SEWERAGE

Each Owner shall at his cost

- 29.1. install a three chamber septic tank system as designed by the Architect.
- 29.2. install a sewer line and a pump, which will pump liquid effluent (grey water) from the third chamber to the main sewerage line. The pump specifications and the alignment of the line will be determined by the WDHOA.

30. STORM WATER

Our flora is fragile and the slightest surge of water down a slope will create damage which takes years to re-habilitate. Therefore, the control of storm water is absolutely vital. Unfortunately this is going to be problematic and we will have to go the extra mile to ensure that all designs cater for this. Therefore each Owner shall at his cost;

- 30.1. ensure that the Architectural Design caters for maximum storm water control.
- 30.2. implement whatever storm water controls are laid down by WDHOA for the specific site.

31. STONEMWORK

- 31.1. Stone must be used to clad walls from ground level up to plinth level.
- 31.2. Stone must be used to clad all pillars which will be designed and built as per WDHOA specifications.
- 31.3. Stone must be used to clad exterior fire chimneys.
- 31.4. Stone may be used to break the monotony of any plain plastered wall as a pattern.
- 31.5. Only Stone that has been sourced and approved by WDHOA may be utilised.
- 31.6. All stonework will be built using a “dry pack” method and as per WDHOA specifications. The Owner’s Building Contractor will be guided in terms of technique and material to be used by the WDHOA Contract Manager.

32. TRENCHING

- 32.1. The alignment of all service trenches will be determined by the WDHOA.
- 32.2. Wherever possible all services will be run in one single trench, viz., water electricity and sewerage and at the depth and specifications as laid down by WDHOA.

33. TV ANTENNAE, TELEPHONES AND RECEPTION DEVICES

Each Owner shall at his cost

- 33.1. supply and install cable ducts and draw wires for telephone connection between the Villa and the main Telkom line which is next to the main roads.
- 33.2. install TV Antennae inside the roof spaces and satellite reception devices should be positioned inside the Service Yard area.

34. WATER

Each Owner shall at his cost

- 34.1. connect the Villa to the main water ring main. The alignment of the connecting line will be determined by the WDHOA.
- 34.2. provide water hoses that can be used for fire fighting and irrigation purposes. Specifications are as follows;
 - 34.2.1. Four three quarter ($\frac{3}{4}$) inch garden taps, one (1) meter above ground level, installed as close to centre of the Villas four quadrants, viz., north, south, east, and west.
 - 34.2.2. Four thirty (30) meter draglines (heavy duty, black with orange stripe), fitted with a Gardena adjustable nozzle.

35. WINDOWS & DOORS

- 35.1. All Villas will have maximum size windows, and / or sliding doors.
- 35.2. All windows and doors will be built out of a hard wood, as selected by WDHOA.
- 35.3. All wood used on the Estate will be standardised.
- 35.4. The thickness standards of all glass must conform to the National Building regulations.
- 35.5. Only clear non-reflective glass or obscure (bathrooms only) may be used.
- 35.6. Safety glass must be provided, to comply with the National Building Regulations.
- 35.7. No external shutters will be allowed.
- 35.8. No burglar bars will be allowed.
- 35.9. All garage doors must open automatically and shall be manufactured from wood selected by WDHOA.
- 35.10. Window and door surrounds must be plastered.

INTERNAL BUILDING GUIDELINES

36. INTRODUCTION

The “Internal Building Guidelines” deals with the Villas’ internal finishes and materials. As mentioned in the “General Building Guidelines”, Owners are afforded a lot more flexibility in designing the interiors of their Villas; however the following must be kept in mind;

- 36.1. Wild Dog Estate is part of the prestigious “The Registry Collection®” which is an exchange program designed to provide the highest level of service while allowing its members to enjoy a wide range of experiences by exchanging within and among a portfolio of fine leisure assets.
- 36.2. Any Member wishing to be part of “The Registry Collection®” must ensure that his Villa’s décor and amenities complies with the minimum guidelines as laid down hereunder.
- 36.3. Should a Member not wish to be part of “The Registry Collection®” then the Villa will not be part of the “Wild Dog Estate Rental Pool”, and hence no restrictions will be placed on the internal décor and design.
- 36.4. However, there are certain structural restrictions which have to be adhered to irrespective of whether your Villa is placed in a rental pool or not. The reason for this is that WDHOA needs to be assured that should you sell your Villa in future, the new Owner must be able to participate in the rental pool without having to undertake major structural renovations.
- 36.5. The goal of The Wild Dog Estate is to set a common standard, to ensure that we achieve a common level of value and to ensure that any rented Villa offers a common quality standard. To accomplish this, each Villa in the rental pool must comply with the same set of design standards relative to: architecture, room size, finish, furnishings, appliance, and kitchen requirements etc.

Listed below are the minimum standards for each of the Villa’s components your architect/ interior designer must achieve the minimum standard.

37. MINIMUM CONSTRUCTION REQUIREMENTS

This clause is obligatory and must be seen as a rule and not a guideline. Each Owner shall comply with the following requirements in terms of facility, material and construction specification.

37.1. Under Floor Heating and Insulation

Floors will be constructed as follows;

- 37.1.1. 1st layer of 40 mm insulation board.

37.1.2. 2nd layer of 125 mm reinforced concrete.

37.1.3. 3rd layer of floor heating set within cement screed.

37.1.3.1. Where the final floor covering is tile, the heating elements may cover 80% of the room floor area (excluding area covered by fitted cupboards).

37.1.3.2. Where the final floor covering is wood, the heating elements shall cover 100% of the room floor area, to prevent distortion in the wood (excluding area covered by fitted cupboards).

37.1.4. 4th layer – floor finish..

37.2. *Servants Quarters*

Each Owner shall build a “Servant Day Quarter” as per the following specifications;

37.2.1. A toilet with hand wash basin which is accessible from both the service yard and the Villa’s interior.

37.2.2. A shower with change room facilities and cupboard to lock away clothes and personal items.

37.2.3. A kitchenette area which must have the following equipment;

37.2.3.1. Microwave

37.2.3.2. Two plate hot plate

37.2.3.3. Bar Fridge

37.2.3.4. Small wash basin / sink with hot and cold water.

37.2.3.5. Electric kettle and a suitable variety of pots, pans and cutlery.

37.2.4. Small dining table and two chairs.

37.2.5. The minimum size of the Servants Day Quarters shall not be less than 15m².

37.3. *Waste disposal in kitchens.*

Each Owner shall build a scullery as per the following specifications;

37.3.1. Scullery must abut and have access to the Service Yard.

- 37.3.2. A waste sorting and disposal system as designed by the Architect shall be built into the counter with chutes from the counter directly into the waste disposal bins in the yard. (Waste shall be sorted into glass, metal, paper, plastic, and organic material)

37.4. Security Access Control

Each Owner shall install “Smart Card access control” as per WDHOA specifications, in the following doors;

37.4.1. Front Door

37.4.2. Back Door which is accessed from service yard and leads into the Scullery.

37.4.3. Servant’s quarter’s door which leads from the toilet into the main servant quarter area.

38. GUIDELINES FOR INTERIOR DESIGN

Wild Dog Estate has elected to theme the interior design of the Villas to complement and enhance the external “African Theme” which emanates from the abundant use of dry packed rock, rich wood colours and textured walls. What is important is that the interior architectural detailing and design must be complementary to the exterior design.

The following guidelines have been laid down by “The Registry Collection®”

38.1. Foyer / Entrance Hall

- a. The foyer provides the first impression of the residential area and needs to welcome the guest into an extraordinary environment.
- b. A view through the Villa and directly to the outside of the Villa is suggested.
- c. An accent or entry table should be placed in the entrance to welcome the resident.

38.2. Dining Room

- a. The dining room should open onto the living area, which exemplifies the open feeling and helps to create the visual of a “grand” living area.
- b. The kitchen area should also be connected and open to the dining and living area to create a large space where the residents and guests can gather and entertain.
- c. The dining area needs to be defined through the use of flooring or ceiling detailing. Accent architectural detailing can also be used to define the open dining space.

- d. The dining table should seat at least as many people as the sleeping capacity of each villa. The dining chairs are in addition to any bar stools that may be used in the kitchen area.

38.3. Living Room

- a. The living room is the family gathering area and should be able to seat as many people as the Villa's sleeping capacity.
- b. Furniture in the living room should be oriented toward the outside windows or doors.
- c. Selected furniture groupings will also need to be oriented toward the entertainment area (television, stereo, CD player, etc.)
- d. All furniture must be high quality and manufactured for everyday use and comfort.
- e. Table lamps and/or floor lamps should be used for lighting. Bulkhead down lighting on dimmer is also preferred.
- f. An armoire Villa allows for concealed storage of entertainment equipment. A base cabinet or chest will allow for storage when a flat screen television is implemented in the Villa.

38.4. Kitchen

- a. The kitchen must be large enough to prepare full meals and entertain as in one's own home.
- b. Counter space for at least six bar stools should be provided for informal meals.
- c. Kitchen appliances should be AEG or of equivalent value in white or stainless.
- d. Required appliances are:
 - Ceramic or stainless steel cook top with four hobs
 - Self-cleaning oven
 - Refrigerator of at least 16 cubic feet with automatic defrost and icemaker
 - Microwave oven mounted above the range or be easily accessible
 - Built-in under counter dishwasher with multiple cycles.
- e. Kitchen cabinets to be stain grade wood with full upper and lower base cabinets. Cabinets to provide storage for house wares and appliance package.
- f. Kitchen counter tops should be polished stone.
- g. Stainless steel preparation bowl.
- h. Task lighting should be installed under the kitchen wall cabinets.

38.5. Laundry / Scullery Room

- a. Laundry room should be a fully enclosed room with doors that can be closed off to other areas.
- b. Two compartment sink, stainless steel preferable with waste disposal system to segregate the various types of waste.
- c. A side-by-side washer and dryer should be provided.
- d. Cabinets should be provided above the washer and dryer.
- i. A wall rack for an iron and ironing board should be provided.
- j. A Fire extinguisher should be attached to the wall in the laundry room.

38.6. Master Bedroom

- a. The master bedroom is one of the most important rooms in the Villa, as it is one of the places where the majority of time is spent relaxing while on vacation.
- b. The required items are;
 - An extra length king-size bed is required.
 - Blackout drapery is required.
 - Lounge seating with an ottoman is preferred.
 - Furniture styling should complement the furniture in the living and dining rooms.
 - Cabinet for storage of entertainment equipment
 - Ceiling fan.
 - Walk-in closet or dressing rooms are preferred. Closet should have proper interior lighting.
 - Master closet to contain one safe.
 - Bedroom or bath area to provide full-length mirror.

38.7. Second, Third and Fourth Bedrooms

- a. Although these bedrooms are not necessarily as large as the main master bedroom, the fixtures and fitting must be of the same standard and quality.
- b. The required items are;
 - Either a king-size bed or alternatively two three quarter beds.
 - Blackout drapery.
 - Lounge seating with ottoman is preferred.
 - Furniture styling should be complimentary to the furniture in the living and dining rooms.
 - Cabinet for storage of entertainment equipment
 - Ceiling fan

- Walk-in closet or dressing rooms are preferred. Closet should have proper interior lighting
- Bedroom or bath area to provide full-length mirror.

38.8. Bathrooms

- a. All bathrooms must be tiled from floor to ceiling.
- b. All bathrooms should provide the following as a minimum.
 - Toilet. (Bowls to be elongated)
 - Bidet (Bowls to be elongated)
 - Shower (Minimum size of 1,2 m x 1,2 m)
 - Vanity area with single or double bowl
 - Full size bath (In the Master Bedroom it is recommended that a spa bath be installed)
 - Hair dryer to be provided
 - Wall-mounted lighted magnifying make-up mirror.
 - Framed vanity mirror(s)
 - Shaver point
 - Granite vanity top with under or over counter mounted sinks
 - Wood under cabinets for storage under the sinks.
 - Heated towel rail