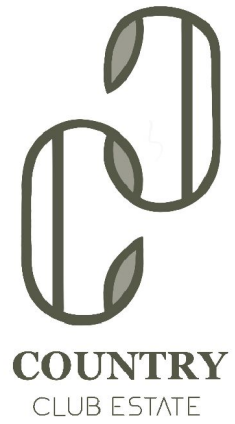


# Key elements of the Design Guideline



*Country Club Estate* by Kerdic promises a lifestyle where the world grows quieter, less concerned with the daily races, and more connected to what truly matters. It's a place that will inspire you to embrace life.

An important component of preserving the site's uniqueness is the development of appropriate Building Covenant and Design Guidelines.

The standards which are detailed in the Design Guidelines are designed to maintain, protect and enhance your most valuable asset, your home and to complement the natural environment around.

It is important that all owners in Country Club Estate are committed to the vision for the development and implement the requirements of the design guidelines in their home. In addition to design aesthetics, emphasis will also be on ecologically sustainable development principles and the use of materials which are easy to maintain and are energy efficient.

## BUYER'S ACKNOWLEDGEMENT

- The Buyer acknowledges that the Property is part of a prestigious residential development and, accordingly hereby covenants with the Seller to meet the requirements of the design guidelines.
- If a Buyer fails to comply with the matters set out in this Design Guideline, the Seller may exercise any rights against the Buyer available to the Seller. These rights could include taking court action against the Buyer.

## ARCHITECTURAL VISION

- Creative designs of high architectural merit are encouraged in order to ensure Country Club Estate remains a premium address, and assist Buyers in creating a joyful space that will enrich their life and complements their neighbours and the development. The design of a Dwelling is encouraged to incorporate a high level of articulation to provide a diverse and interesting streetscape.
- Two Dwellings with similar facades are not permitted to be constructed within the estate. Each allotment should have its own distinct feature elements that distinguish it from the neighbouring sites.
- Dwellings must be designed appropriately for the location of the estate and contribute positively to the overall character and amenity of the estate, including considering the path of the sun over the lot. In particular, Dwellings must be designed to avoid exposure of key habitable areas of the home to summer heat, particularly the western sun and particularly to living areas and bedrooms. The house design should welcome and encourage prevailing breezes for natural cooling effects.

## FINISHES & FENCING

- Harmonious design selections to enhance features of the dwelling and respect the character of existing nearby dwellings is to be considered to create interesting and high quality built form.
- Material and finish criteria shall apply. All fencing shall have a finished appearance that complements the dwelling and contributes to privacy, security and amenity and does not dominate the streetscape.



# FLOOR PLANS

*Concept*

It is important to note, that each site is unique and will need to be planned according to orientation, building envelope & natural easements. These plans are given as inspiration for your property!

## FLOOR PLAN 1



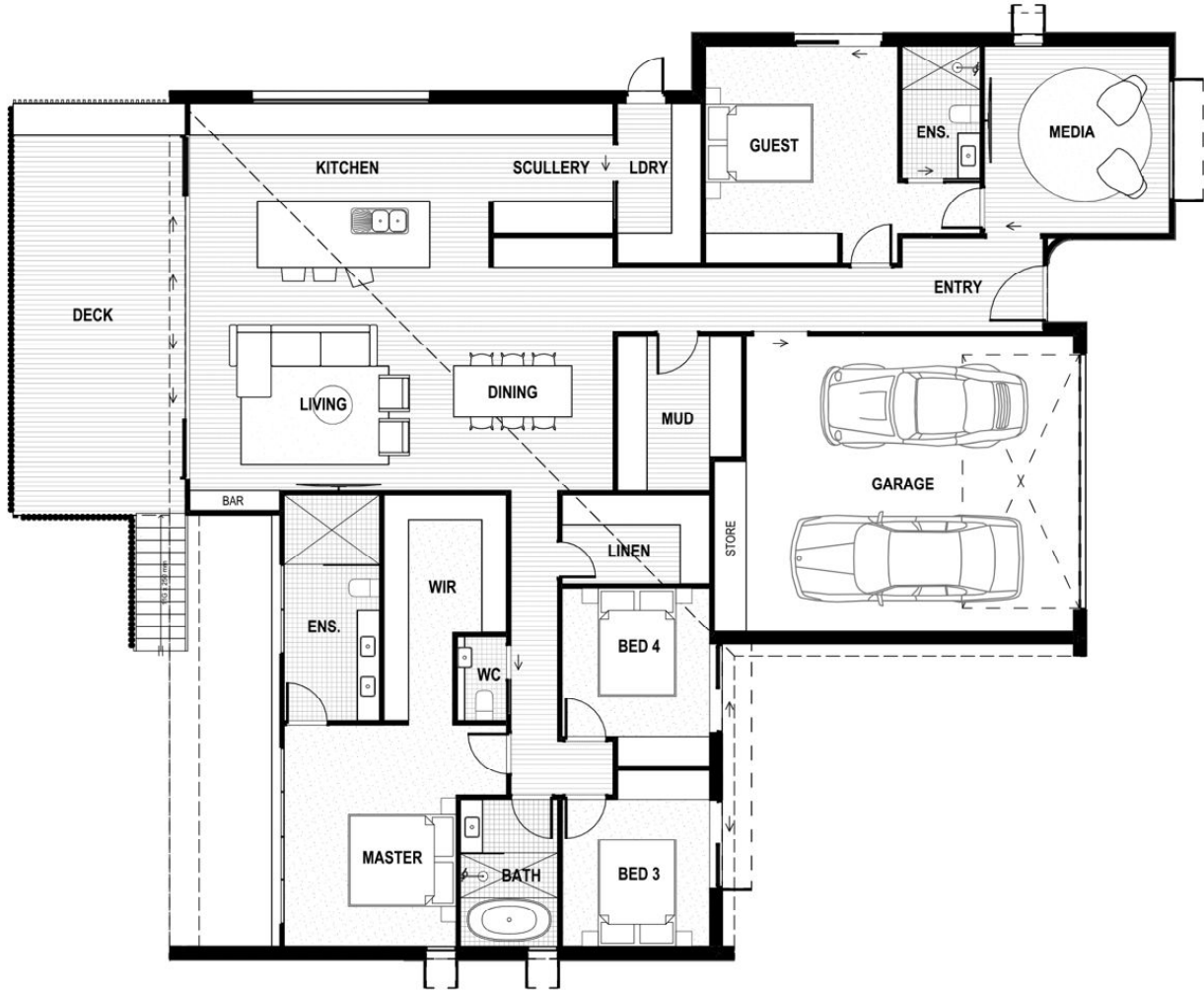
## Artist Impression



This plan is architecturally designed by Wallace Brice Architecture. In accordance with KERDIC design guideline. If you are looking to purchase into Country Club Estate, please contact us for our full design guideline package & individual lot layouts. All plans & designs will be monitored through our design review panel for approval.



FLOOR PLAN 2



Artist Impression

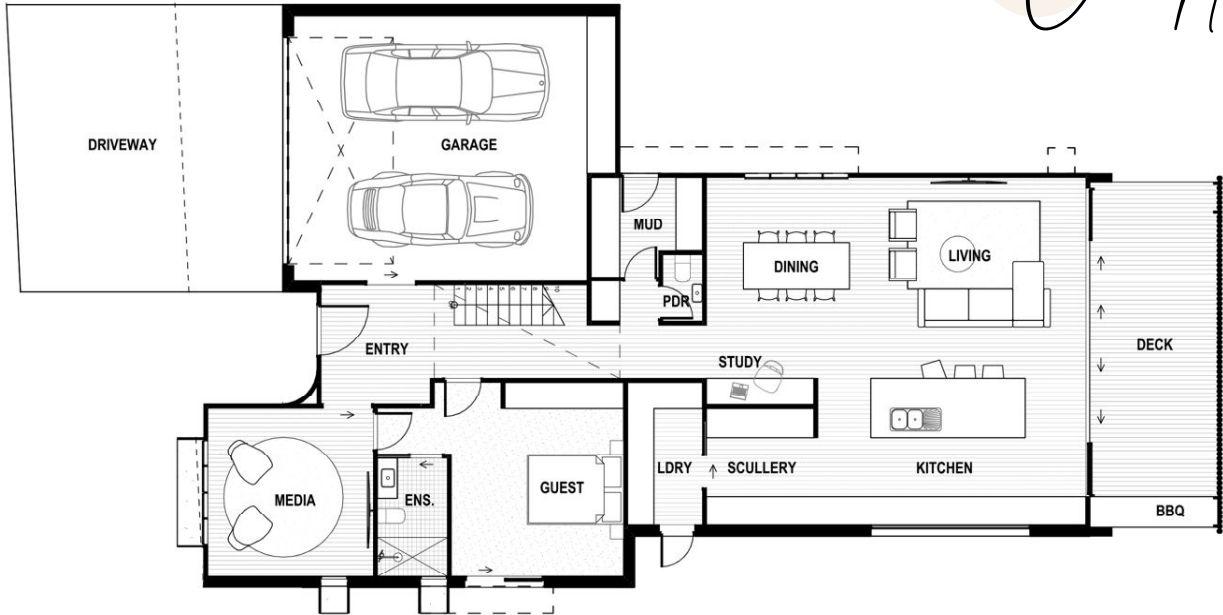


This plan is architecturally designed by Wallace Brice Architecture. In accordance with KERDIC design guideline. If you are looking to purchase into Country Club Estate, please contact us for our full design guideline package & individual lot layouts. All plans & designs will be monitored through our design review panel for approval.

# FLOOR PLAN 3

Lower Level

*Concept*



Upper Level



Artist Impression



This plan is architecturally designed by Wallace Brice Architecture. In accordance with KERDIC design guideline. If you are looking to purchase into Country Club Estate, please contact us for our full design guideline package & individual lot layouts. All plans & designs will be monitored through our design review panel for approval.