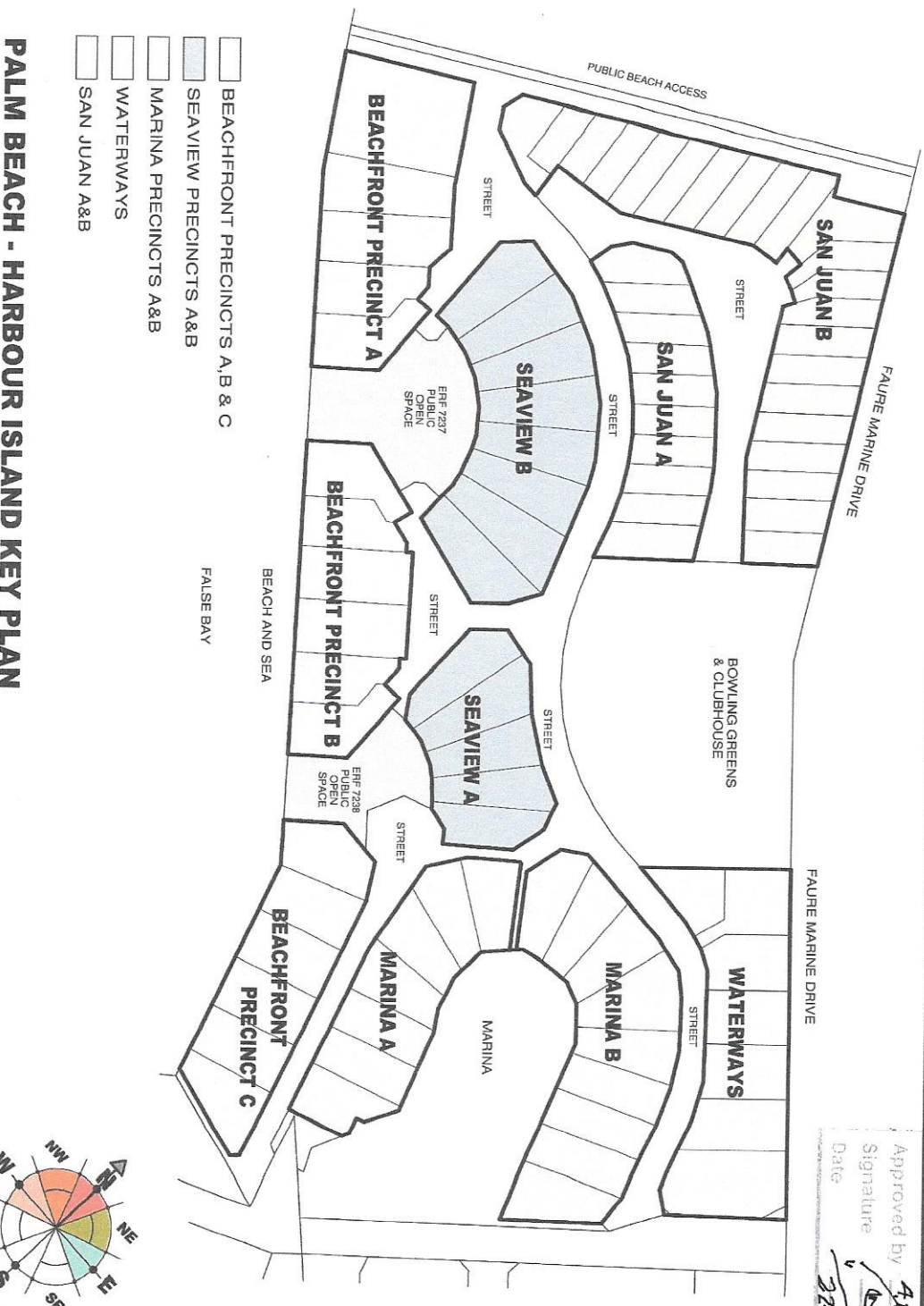


HARBOUR ISLAND MARINA SUPERBLOCK II GORDON'S BAY

ARCHITECTURAL DESIGN GUIDELINES
As required in terms Articles of Association for the Master Home Owners Association
(PROPOSED REVISED EDITION 2016)

HARBOUR ISLAND MASTER HOMEOWNERS ASSOCIATION
THE ARCHITECTURAL AND ENVIRONMENTAL COMMITTEE
ARCHITECT
PLAN SUBMISSION APPROVAL

Approved by *[Signature]* J. MATTHEWS
Signature *[Signature]* MATTHEWS
Date 22-1-19 25-10-19



PALM BEACH - HARBOUR ISLAND KEY PLAN

Harbour Island Superblock II consist of the following:

3 Beachfront Precincts, 2 Seaview Precincts, 2 Marina Precincts, San Juan Group Houses, Waterways Precinct.

Where Harbour Island Superblock II is a unique high density village on the beach, the Development Concept of Harbour Island Superblock II addressed the changes demanded in the market and the economy at the time to devise a development concept leaning more towards a spacious living environment in a secure beachfront development.

Besides creating larger erven in a free-flowing township where most properties have an unobstructed view of the sea, the Developers wanted to set restrictive development guidelines to further enforce an open and free atmosphere.

B INTENTIONS of the Architectural Design Guidelines.

Harbour Island Superblock I are medium to high density developments with strict style guidelines. The intention of the guidelines for **Superblock II** was to create a stylish blend of design elements to allow careful individual signature to houses to further enhance the exclusive seaside village atmosphere. The purpose of the 2016 revision is to introduce regulating measures for market and style trends that developed in the housing market over the fourteen years since the introduction of the first Guidelines in 2001.

C APPLICATIONS to the Architectural Review Committee, ARCHOM.

Any new building, alteration, exterior fixture or equipment installation, as well as repainting of an existing building, is subject to the approval by ARCHOM prior to the commencement of any work.

C 1 Submission Procedure.

C 1.1 Two copies of a sketch plan or clear installation proposal of any intended alteration or addition has to be submitted to ARCHOM a minimum of fourteen days prior to a scheduled ARCHOM monthly meeting.

C 1.2 On approval of the application by ARCHOM, the applicant will be notified if any further approvals will be required. Should Municipal Approval be required, two copies of the final Architectural plans for submission must be submitted to ARCHOM for the formal approval stamp and signatures. Plans must then be submitted to the Municipality for approval. Construction may only commence once one set of the approved Municipal Plans are submitted to Management.

C1.3 During construction any deviation from the Municipal Approved Plan must be submitted to ARCHCOM for approval in principle prior to implementing the proposed deviation. On completion of the work, two copies of the Municipal Approved 'As-built' Plan are to be submitted to ARCHCOM for record purposes.

D ZONING, PERMISSABLE COVERAGE, HEIGHT AND BULK:

D1 Zoning: All own title residential erven in Superblock II are zoned for

Special Residential Purposes. (Group Housing)

D2 Coverage: Beachfront Precinct ground floor coverage of 65% and 42% for first floor.

Seaview Precinct ground floor coverage 50%, 40% for first floor and 30% second floor.

Waterways Precinct ground floor coverage 55%, 45% for first floor and 25% second floor.

See different coverage percentages for first and second floor, as listed in precinct diagrams pages 9-25.

HARBOUR ISLAND MASTER HOMEOWNERS ASSOCIATION THE ARCHITECTURAL AND ENVIRONMENTAL COMMITTEE ARCHOM PLAN SUBMISSION APPROVAL	
Approved by: <i>AM 22-11-19</i> Signature: <i>[Signature]</i>	Approved by: <i>[Signature]</i> Signature: <i>[Signature]</i>
Date: <i>22-11-19</i>	Date: <i>25-11-19</i>

D3 Bulk A bulk of 1,3 for Beachfront Precinct, 1,3 for Waterways Precinct and 1,2 for Seaview Precinct will be permitted. Bulk area is defined as the gross living area, including walls of a residence, excluding balconies garages, storerooms basements and staircases.

D5 Min size A minimum area of 180 square metres, including garages, must be constructed.

D3 Max Height The height for Beachfront Precinct erven 7217, 7218, 7223 and 7224 is restricted to a roof height of 3,8 metres for ground floor, and 8 metres total height. Waterways Precinct has a height restriction of 9,5m. All other erven will be restricted to 8,5m total height. All heights measured from datum 3m above mean sea-level (msl). It is the responsibility of the land owner to provide Archon with a Land Surveyor's Certificate of a fixed reference to MSL in the proximity of the relevant erf. Archon may require a Land Surveyor's Certificate to certify the height of a building.

BUILDING LINES: See attached diagrams with building lines and erf numbers for separate precincts

Page 8 to 13 Beachfront Precinct

Page 14 to 16 Seaview Precinct

Page 17 to 19 Marina Precinct

Page 20 Waterways

F GENERAL

F1 Building Elements and Finishes

Buildings shall comprise of a combination of regular forms with openings, covered with flat or pitched roofs of 17,5 or 30 degrees. No metal or fibre cement roofs will be allowed. Only red colour roofs, within range specified, and textures will be permitted.

Windows, white or charcoal aluminium or UPVC frames with unlimited non-reflective tinted glazing in grey scales to west facing windows and maximum 50% tinted for all other facades, will be permitted.

Any exterior shutters and window shading required to reduce Solar Heat Gain in terms of SANS 10400, shall be constructed of coated aluminium, suitable natural timber or modern tensile canvass structures and shall be subject to approval by Archon. Internal shutters and curtain linings shall be white or natural timber blinds.

HARBOUR ISLAND MASTER HOMEOWNERS ASSOCIATION THE ARCHITECTURAL AND ENVIRONMENTAL COMMITTEE	
PLAN SUBMISSION APPROVAL	
Approved by	A. M. O. K. M. F.
Signature	<i>[Signature]</i>
Date	22-11-19
APPROVAL	
<i>[Signature]</i>	
25-11-19	

F2 Exterior Walls

No walls built in concrete blocks, sandbags or straw bales will be allowed.

Only clay brick walls with smooth or hand plaster, tinted textured coatings and approved permanent cladding will be permitted for houses, screen walls to street boundaries as well as between houses.

All exterior colours to be approved by ARCHOM. No stark white exterior walls will be permitted. The permitted colours are on view in the Estate Office. No other colours will be permitted. This applies to re-painting as well.

F3 Beachfront boundary

1.2m total height fencing consisting of 700mm high rustproof material on 500mm high base wall with appropriate foundation will be allowed. Fencing panels and gates must be painted white and maintained to the satisfaction of Archom. See page 16 for plan and details.

F4 Roofs

Varied roof pitches as specified in F1 as well as monopitch structures shall be permitted.

Materials for pitched roofs should be as Coverland Rivera, Italcotto or natural slate complete roof systems with gutters and, if required, mouldings and eave cappings. Any deviation from this has to be submitted to ARCHCOM for approval. Only red roof tiles permitted.

F5 Access to Flat Roofs

Access to flat rooftop patios will be permitted subject to the maximum gross area indicated on the erf diagram with building line restrictions. All flat concrete roofs to have 250mm upstands, recommended to be cast as part of the slab construction, and balustrades matching the house balustrades where access is permitted.

F6 Gutters and Downpipes

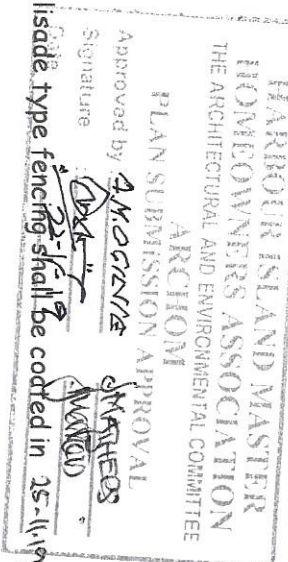
All downpipes from roof gutters as well as concrete roof outlets shall be concealed from the street facade of a house.

F7 Boundary Walls

No wall other than a clay brick and mortar wall finish as per exterior walls regulation will be permitted. Any picket or palisade type fencing shall be coded in 25-1119 permanent coatings and be maintained to the satisfaction of the Home Owners Association.

The height of boundary walls will be limited to the following:

- Any wall or fence inside the sea facing building line area of Beachfront Precinct of any erf to be no higher than 1,2m measured from the immediate natural ground level next to the relevant wall. Street facing walls in other Precincts, where permitted, may be no higher than 1,2m.
 - Any wall on a lateral boundary - excluding street or sea facing building line areas - as well as walls on parks and walkway boundaries to be no higher than 1,8m measured as above. Departure of this height will be permitted subject to written consent by both adjoining owners.
 - Street and lateral boundaries inside building line area to be no higher than 1,2m, measured from the top of the nearest street kerb level.
- All walls, including abutting walls facing onto boundaries, must be plastered and painted and maintained by the owner facing the wall.



F8 Floor Level

The minimum permissible finished floor level of any house or portion of a house is 3.0 above MSL.

F9 Dustbins

Each house shall have an accessible enclosed bin area not visible from the street.

F10 Washing Lines

No washing line visible from the street or private open space shall be permitted.

F11 Services

All sewer stack and vent pipes must be concealed. TV, Satellite or any other receivers shall be placed at a level no higher than any roof edge and in a position where it is not visible from the main front facade of any house. ARCHOM may require suitable screening or concealing of any visible installation. Any installation of air conditioning units, solar panels or heat pumps shall be submitted to Archom for approval before installation commences.

F12 Pergolas and Awnings

Pergolas, awnings and exterior shutters, constructed of coated aluminium, suitable hardwood timber or modern tensile canvass structures, will be permitted provided that they form part of the design elements or are required for reduction of Solar Heat Gain impact of the house in terms of the SANS 10400 fenestration regulations. Construction, material and colour to be approved by ARCHCOM.

Any pergola to be covered with permitted permanent roof material is subject to the prior approval by ARCHOM.

Adjustable Aluminium Louvre Roofs are regarded as a permanent roof and have to be treated as such in terms of coverage and do require Municipal approval.

F13 Terraces

The use of cobbles, timber, pebbles, quarry tiles and decorative screeds with fine landscaping will be permitted.

F14 Balconies

Balconies forming part of a unit may be enclosed with matching aluminium windows or a frameless glazing system, provided a plan with specification and elevation is submitted to ARCHCOM before any such work is done. Where any rooms inside a house or unit ventilates only onto such a balcony, provision for ventilation opening of 5% of the floor area must be made. Where the use of the proposed enclosed area will not be changed, ARCHCOM will permit the owner to do such work without approval from the Municipality, subject to the owner confirming that they accept the risk of possible future prosecution by the Municipality for rectifying plans.

F15 Balustrades

All balustrades, subject to the approval by ARCHCOM, to be constructed of non-corrosive materials and fixing brackets and maintained to the accepted standard.

HARBOUR ISLAND MASTER HOMEOWNERS ASSOCIATION THE ARCHITECTURAL AND ENVIRONMENTAL COMMITTEE ARCHOM	
PLAN SUBMISSION APPROVAL	
Approved by:	<i>AM. OGILVE</i>
Signature	<i>[Signature]</i>
Date	28-11-19
APPROVED <i>[Signature]</i> 25-11-19	

F16 Parking

A minimum of 1 visitor parking per plot must be provided inside the erf boundary.

F17 Lighting

No exterior lighting not approved by Archom shall be permitted. No exterior lighting may be disturbing to any neighbour. Garden bollards, footlights and concealed reflective lighting will be recommended.

F18 Driveways

Hard driveways in cobbles, approved brick paving or smartstone of approved colours will be restricted to a kerb crossing not wider than 6m. Secondary driveways are to be separated by a soft or textured landscaped area. Driveways and street front landscaping designs shall be submitted to ARCHOM for approval before any work is commenced. Tarmac will not be allowed.

F19 Landscaping

A minimum of 30% of all street building line areas must be landscaped. Driveways and paving over the balance shall be softened by 10% soft or alternative designed hard textured landscaping approved by ARCHOM. The basic landscaping design shall be submitted before commencement of any landscaping. The use of indigenous plants and the prevention of invasive species are recommended. The planting of trees and high shrubs to be planted in consideration to surrounding property views.

F20 Plan for Elements

As any beachfront development, Harbour Island experiences extreme weather elements. Any house design should take into consideration the prevailing weather patterns to create the required flow between exterior and interior space and the new SANS XA and 10400 regulations.

G STRUCTURAL ELEMENTS

In the case of multi-storey houses, all structural plans and the proof of appointment of a Professional Structural Engineer, has to be submitted to ARCHCOM with the building plans. After completion of the house, the certificate of structural completion has to be submitted to the Home Owners Association and Local Authority before penalty levies, if applicable, are lifted.

H QUALITY OF PLANS

All plan documentation shall be drawn up by SACAP registered Architects or draughtsmen in accordance with the standard of Architectural Drawings required by the local authority and conform with the information required in terms of the ARCHOM plan submission form.

HARBOUR ISLAND MASTER HOMEOWNERS ASSOCIATION THE ARCHITECTURAL AND ENVIRONMENTAL COMMITTEE ARCHOM	
PLAN SUBMISSION APPROVAL	
Approved by: <u>A. MOORE</u>	J. MATTHEWS
Signature: <u>[Signature]</u>	<u>[Signature]</u>
Date: <u>22-11-19</u>	<u>05-11-19</u>

I SANS 10400 XA, NATIONAL BUILDING REGULATIONS and new CITY of CAPE TOWN Zoning scheme regulations

I 1 General

All building work and finishes shall be executed in accordance with the standards and regulations set by above-mentioned regulating authorities.
The newly Nationally adopted PART XA calls for optimal energy efficiency in terms of building orientation, roof insulation, conductance, solar heat gain and 50% of hot water generated by means other than electrical resistance.

I 2 Solar Panels

Solar panels for generation of hot water and electrical energy may be installed on suitable roof spaces subject to the approval of ARCHOM. No visible exterior hotwater tank may be installed above a solar panel.

I 3 Generators

Generators may be installed subject the following:

- A) A complete planning submission indicating position, make, specification and decibel rating of the proposed unit after proper installation must be submitted prior to any installation.
- B) Position and means of storage of fuel must be specified.
- C) Position of regulation fire fighting equipment must be indicated.
- D) Signed permission by all surrounding neighbours, as identified by ARCHOM, must be obtained.
- E) Any installation must be done by a registered electrical contractor.
- F) No generator may be operated after 22h00 or before 07h00. An automatic timer must be set accordingly

HARBOR ISLAND MASTER HOMEOWNERS ASSOCIATION THE ARCHITECTURAL AND ENVIRONMENTAL COMMITTEE ARCHOM	
PLAN SUBMISSION APPROVAL	
Approved by <u>A. M. B. AYIE</u>	Signature <u>[Signature]</u>
Date <u>22-11-19</u>	Date <u>25-11-19</u>

Diagram for Beachfront Precinct

HARBOUR ISLAND MASTER
HOMEOWNERS ASSOCIATION
THE ARCHITECTURAL AND ENVIRONMENTAL COMMITTEE

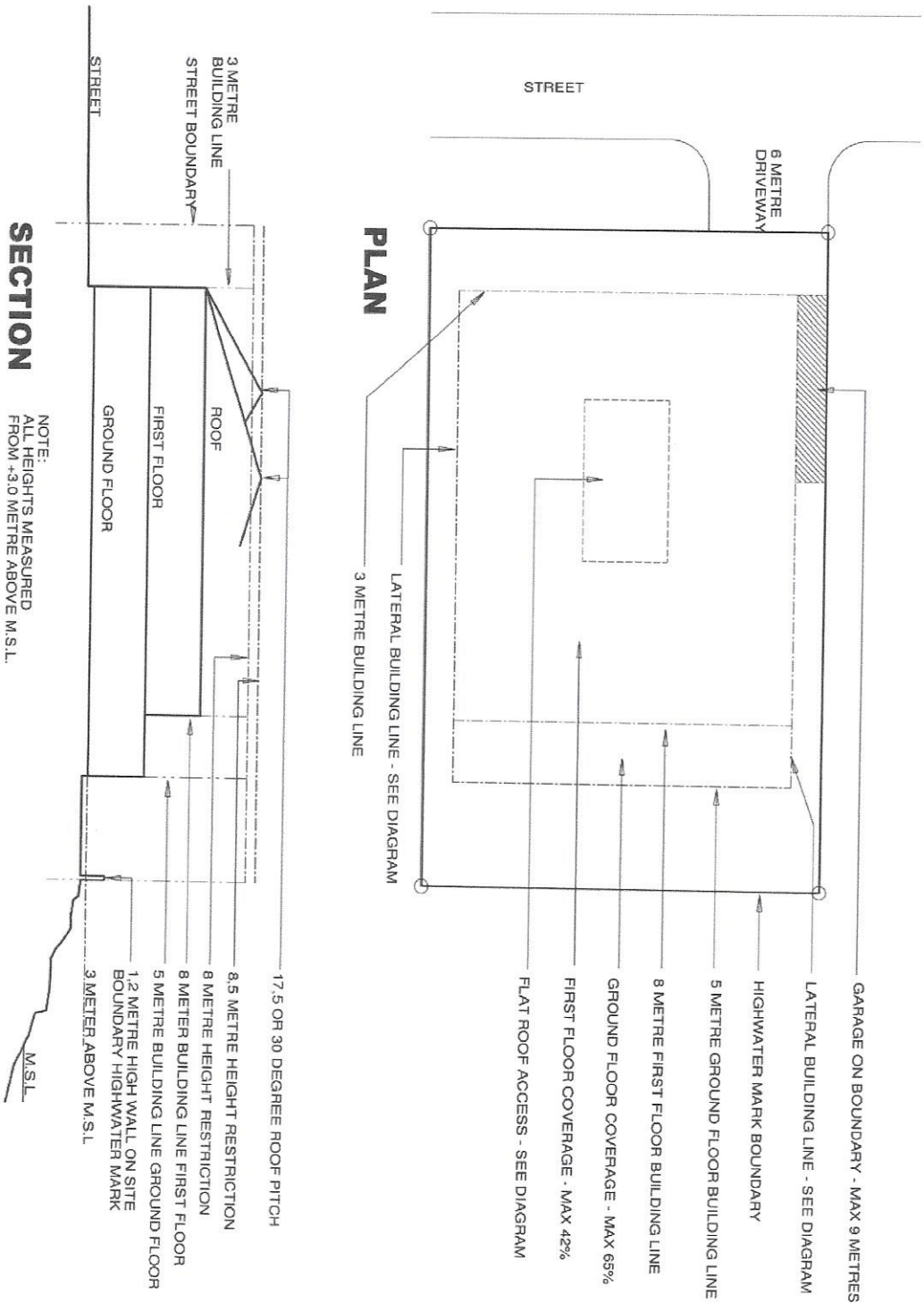
ARCHOM
PLAN SUBMISSION APPROVAL

Approved by AM. GUYNE J. MATHEWS

Signature [Signature] [Signature]

Date 22-11-19 25-11-19

DIAGRAM A



BEACHFRONT PRECINCT A B and C DEVELOPMENT GUIDE TO ERVEN

	Erf no	Erf Size	Max Cover	Max Cover	Max Bulk	Maximum Permissible Area			Total House Size
						Ground Floor	First Floor	2nd Floor	
A			GF	FF	1.3				
	7493	1193	65%	42%	1.01	775.45	398.89	30	1204.34
	7214	605.00	65%	42%	1.09	393.25	254.10	15	662.35
	7215	602.00	65%	42%	1.09	391.30	252.84	15	659.14
	7216	483.00	65%	42%	1.10	313.95	202.86	15	531.81
	7217	475.00	65%	25%	0.92	308.75	118.75	10	437.50
B									
	7218	478.00	65%	25%	0.92	310.70	119.50	10	440.20
	7219	416.00	65%	42%	1.11	270.40	174.72	15	460.12
	7220	544.00	65%	42%	1.14	353.60	228.48	40	622.08
	7221	544.00	65%	42%	1.14	353.60	228.48	40	622.80
	7222	407.00	65%	42%	1.11	264.55	170.94	15	450.49
	7223	441.00	65%	25%	0.92	289.90	111.50	10	411.40
C									
	7224	464.00	65%	25%	0.92	301.60	116.00	10	427.60
	7225	434.00	65%	42%	1.10	282.10	182.28	15	479.38
	7226	448.00	65%	42%	1.10	291.20	188.16	15	494.36
	7227	448.00	65%	42%	1.10	291.20	188.16	15	494.36
	7228	434.00	65%	42%	1.10	282.75	182.28	15	479.38
	7229	435.00	65%	42%	1.10	282.75	182.70	15	480.45

HARBOR ISLAND MASTER
HOMEOWNERS ASSOCIATION
THE ARCHITECTURAL AND ENVIRONMENTAL COMMITTEE
ARCHITOM
PLAN SUBMISSION APPROVAL

Approved by A.M. O'Connell
Signature [Signature]
Date 22-11-19

APPROVED
DATE 25-11-19

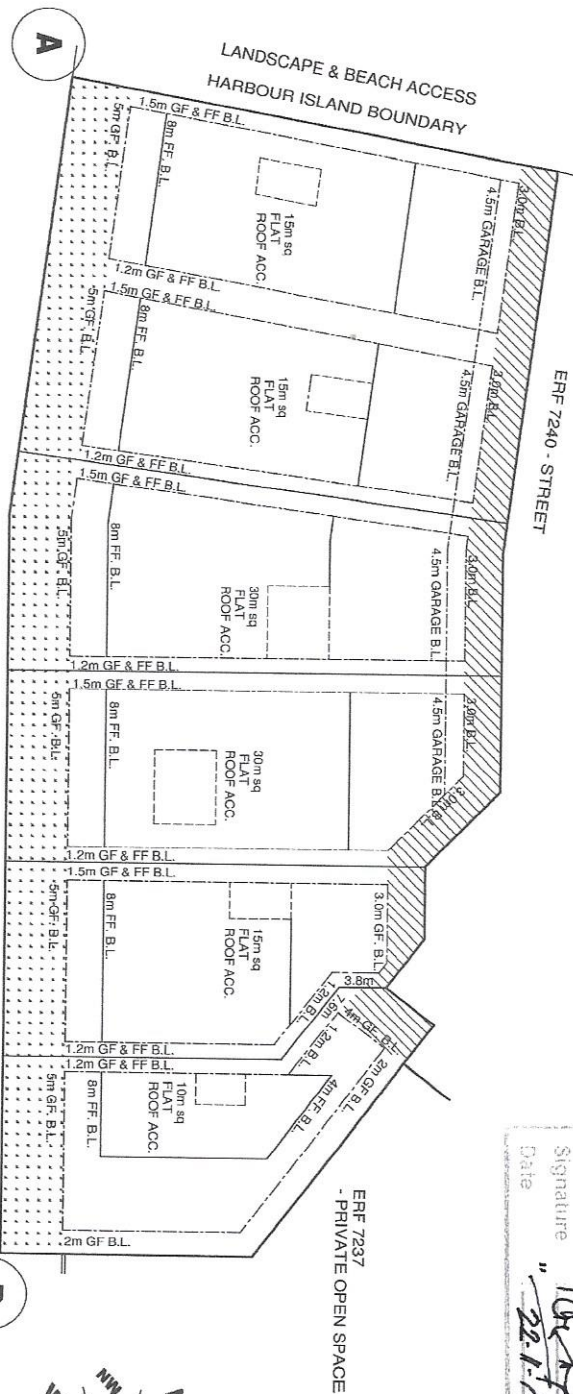
BEACHFRONT PRECINCT A

HARBOUR ISLAND MASTER HOMEOWNERS ASSOCIATION
THE ARCHITECTURAL AND ENVIRONMENTAL COMMITTEE

ARCHITOM
PLAN SUBMISSION APPROVAL

Approved by A.M. O'NEILL 12/1/19
Signature [Signature]
Date 22.1.19

Approved by [Signature] 25.1.19
Signature [Signature]
Date 25.1.19



BEACHFRONT PRECINCT A

ERF 7493 1192.5m sq COVERAGE GF - 65% FF - 42%	ERF 7214 605.3m sq COVERAGE GF - 65% FF - 42%	ERF 7215 602m sq COVERAGE GF - 65% FF - 42%	ERF 7216 482.5m sq COVERAGE GF - 65% FF - 42%	ERF 7217 475.1m sq COVERAGE GF - 65% FF - 25% HEIGHT RESTRICTED GF - 3.2m FF - 5.6m
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NOTES:

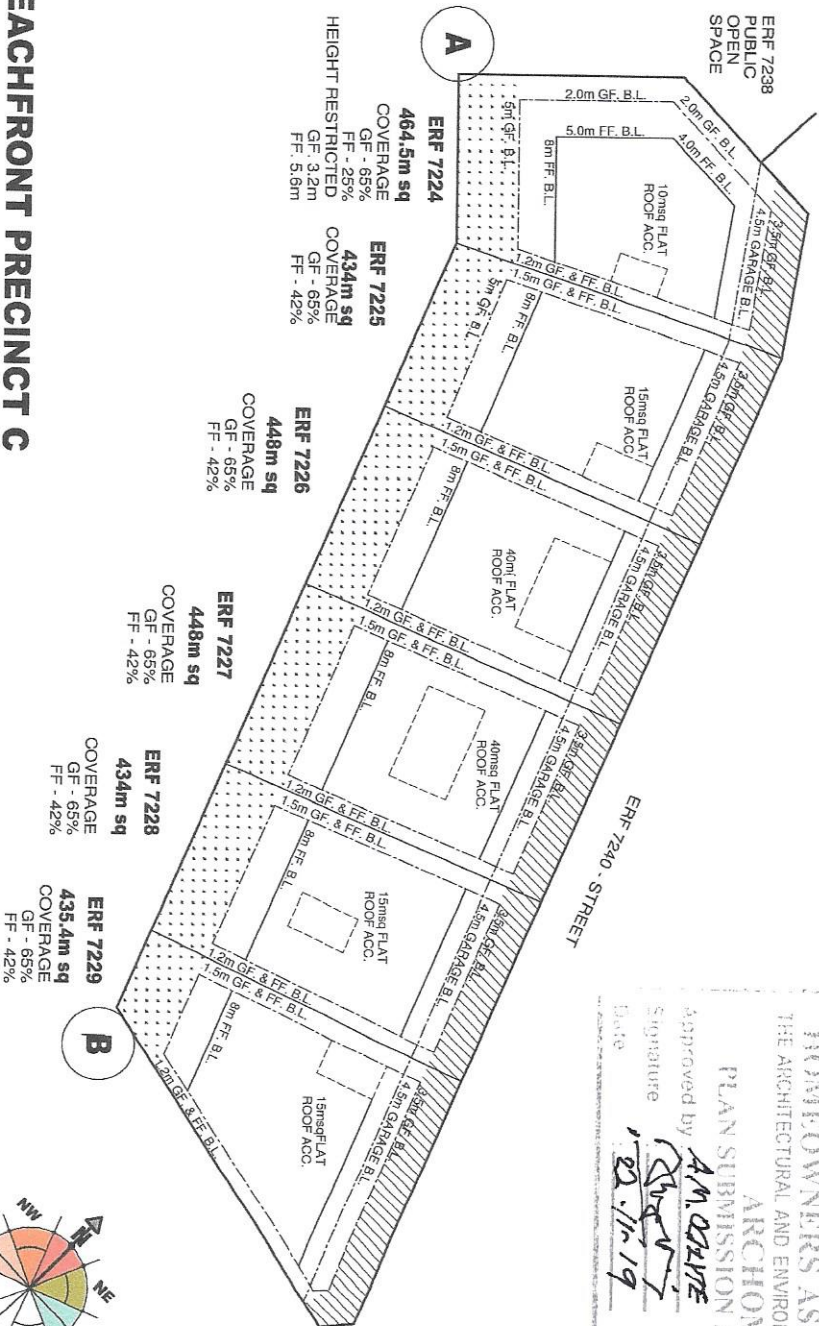
- BOUNDARY WALLS MAX 1.2m HIGH.
BALANCE OF BOUNDARIES NOT RESTRICTED.
- A - B** BEACHFRONT FENCE REGULATED - SEE DIAGRAM P.13
- HIGH-WATER MARK BUILDING LINE - BOUNDARY A-B:
5m FOR GROUND STOREY AND 8m FORM FIRST STOREY.



 HIGH-WATER MARK BUILDING LINE - BOUNDARY A-B:
5m FOR GROUND STOREY AND 8m FORM FIRST STOREY.

NOTES:

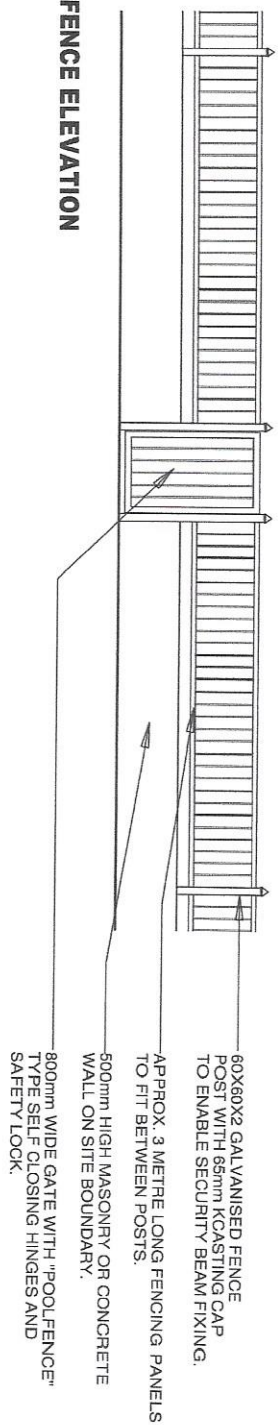
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HARBOR ISLAND MASTER
 & HOMEOWNERS ASSOCIATION
 THE ARCHITECTURAL AND ENVIRONMENTAL COMMITTEE
 ARCHOM
 PLAN SUBMISSION APPROVAL
 Approved by AM. DATE 11/11/19
 Signature [Signature]
 Date 11/11/19

BEACHFRONT FENCING DETAILS

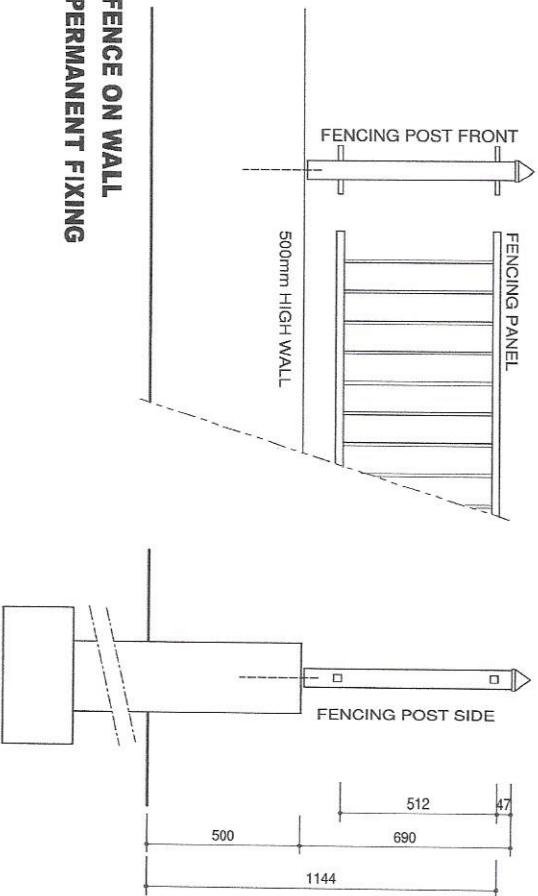
FENCE ELEVATION



FENCE POST:

60X60X20 GALVANISED STEEL POST WITH CAST CAP AND 25X25X2 FITTING LUGS FOR FENCE PANEL. POST TO BE CHEMICALLY ANCHORED INTO WALL WITH 200mm LONG GALVANISED ROD. POST FINISHED TO HMOA SPECIFICATION, (PAINT AFTER 2 MONTHS OF INSTALLATION, RECOMMENDED)

FENCE ON WALL PERMANENT FIXING



STANDARD BEACHFRONT FENCING DETAILS

HARBOUR ISLAND MASTER HOMEOWNERS ASSOCIATION
THE ARCHITECTURAL AND ENVIRONMENTAL COMMITTEE

PLAN SUBMISSION APPROVAL

Approved by: *AMCONE*
Signature: *[Signature]*
Date: *1/2/19*

APPROVAL
Signature: *[Signature]*
Date: *25-11-19*

SEAVIEW PRECINCT DEVELOPMENT GUIDE TO ERVEN

	Erf No	Erf Size	Cover GF	Cover FF	Cover 2nd	Bulk 1.2	Maximum house size			Total House size
							Ground	First	Second	
A	7253	373	50%	40%	30%	1.20	186.50	149.20	111.90	447.60
	7252	379	50%	40%	30%	1.20	189.00	151.20	113.40	453.60
	7251	404	50%	40%	30%	1.20	202.00	161.60	121.20	484.80
	7250	476	50%	40%	30%	1.20	238.00	190.40	142.80	571.20
	7249	485	50%	40%	30%	1.20	229.00	183.20	137.40	549.60
B	7248	522	50%	40%	30%	1.20	261.00	208.80	156.60	626.40
	7247	524	50%	40%	30%	1.20	262.00	209.60	157.20	628.80
	7246	471	50%	40%	30%	1.20	235.50	188.40	141.30	565.20
	7245	464	50%	40%	30%	1.20	232.00	185.60	139.20	556.80
	7244	461	50%	40%	30%	1.20	230.50	184.40	138.30	553.20
	7243	460	50%	40%	30%	1.20	230.00	184.00	138.00	552.00
	7242	460	50%	40%	30%	1.20	230.00	184.00	138.00	552.00
	7241	500	50%	40%	30%	1.20	250.00	200.00	150.00	600.00

HARBOUR ISLAND MASTER
 HOMEOWNERS ASSOCIATION
 THE ARCHITECTURAL AND ENVIRONMENTAL COMMITTEE
 APPROVAL
 PLAN SUBMISSION APPROVAL
 Approved by: *[Signature]*
 Signature: *[Signature]*
 Date: 22-11-19

NOTES:

HARBOR ISLAND MASTER
 HOMEOWNERS ASSOCIATION
 THE ARCHITECTURAL AND ENVIRONMENTAL COMMITTEE
 ACTION

PLAN SUBMISSION APPROVAL

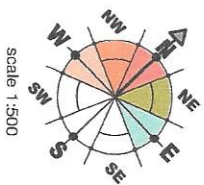
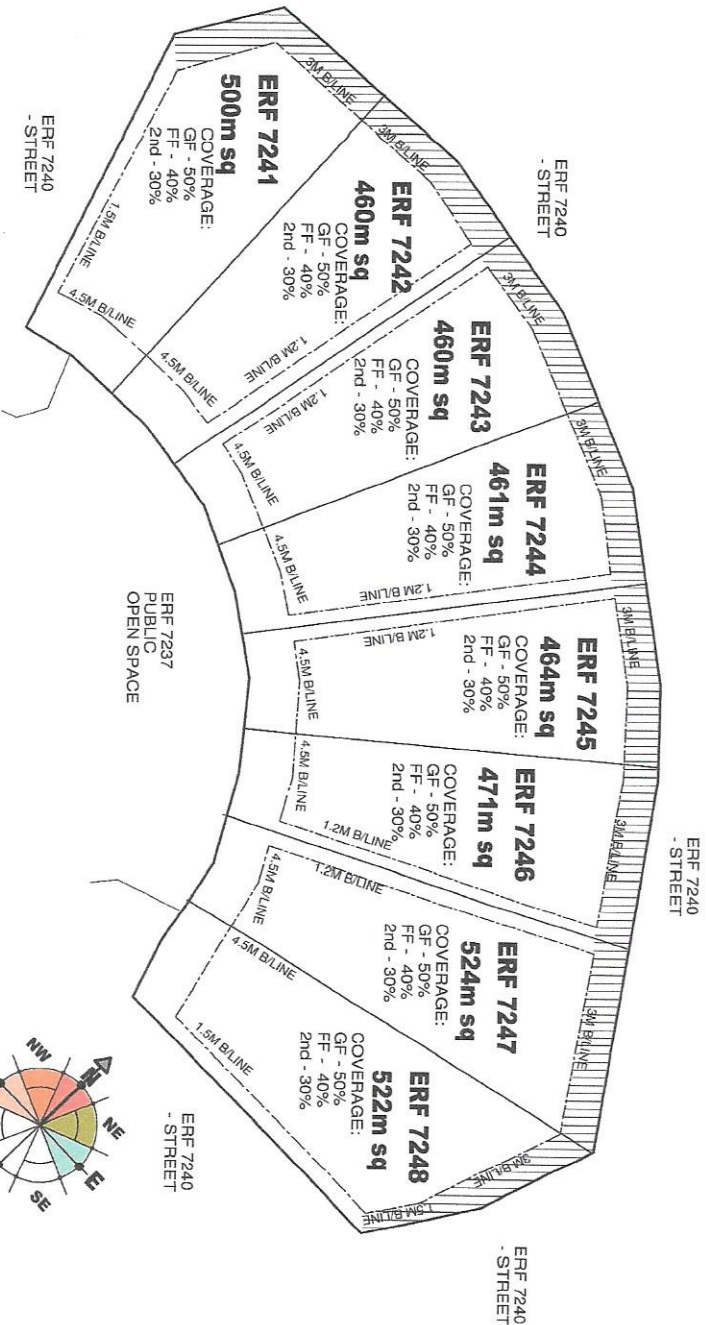
Approved by: A. M. AGNE

Signature: [Signature]

Date: 22-11-19

[Signature] 25-11-19

SEAVIEW PRECINCT B



SEAVIEW PRECINCT B

NOTES:

BOUNDARY WALLS MAX 1.2m HIGH.

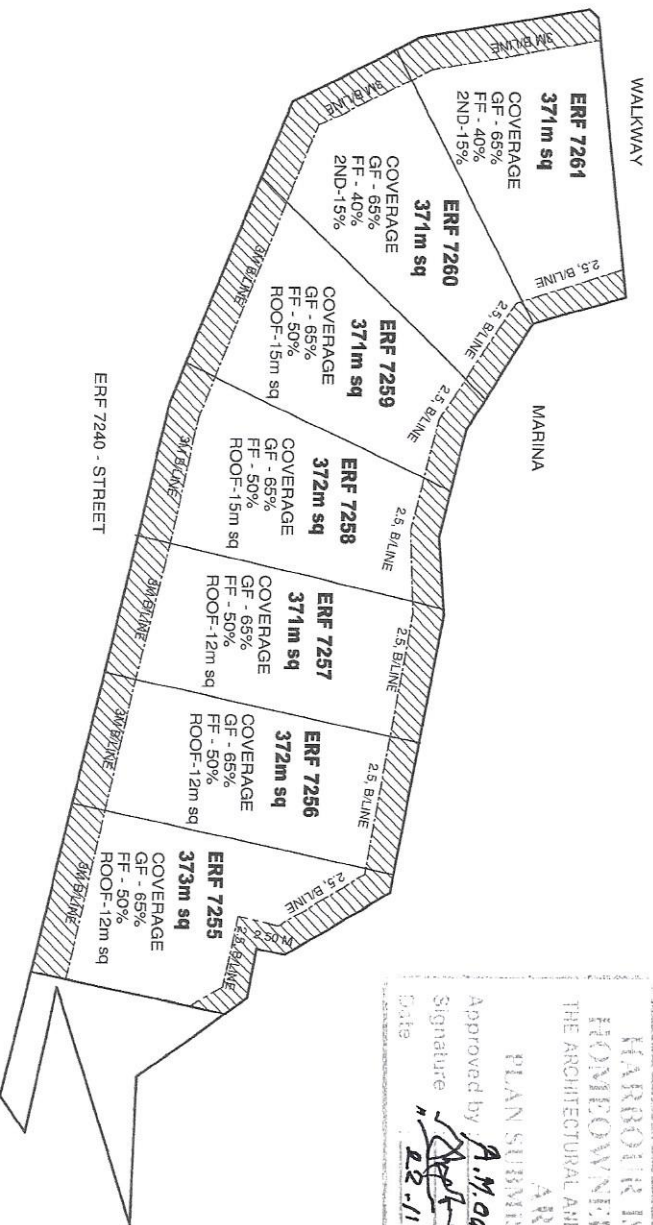
HARBOUR ISLAND MASTER
 DEVELOPERS ASSOCIATION
 THE ARCHITECTURAL AND ENVIRONMENTAL COMMITTEE
 APPROVAL
 PLAN SUBMISSION APPROVAL
 Approved by A.M. GIBNEY
 Signature [Signature]
 Date 23-11-19

MARINA PRECINCT A AND B DEVELOPMENT GUIDE TO ERVEN

Erf No	Erf Size	Cover GF	Cover FF	Cover 2nd	Bulk 1.2	Maximum permissible size			Total House Size	
						Ground Floor	First Floor	Second Floor		
A	7255	373	65%	50%	3%	1.18	242.45	186.50	12.00	440.95
	7256	372	65%	50%	3%	1.18	241.80	186.00	12.00	439.80
	7257	371	65%	50%	3%	1.18	241.15	185.50	12.00	438.65
	7258	372	65%	50%	4%	1.19	241.80	186.00	15.00	442.80
	7259	371	65%	50%	4%	1.19	241.15	185.50	15.00	441.65
	7260	371	65%	40%	15%	1.20	241.15	148.40	55.65	445.20
	7261	371	65%	40%	15%	1.20	241.15	148.40	55.65	445.20
B										
	7263	429	65%	40%	15%	1.20	278.85	171.60	64.35	514.80
	7264	377	65%	40%	15%	1.20	245.05	150.80	56.55	452.40
	7265	400	65%	40%	15%	1.20	260.00	160.00	60.00	480.00
	7266	396	65%	40%	15%	1.20	257.40	158.40	59.40	475.20
	7267	398	65%	40%	15%	1.20	258.70	159.20	59.70	477.60
	7268	380	65%	40%	15%	1.20	247.00	152.00	57.00	456.00
	7269	391	65%	40%	15%	1.20	254.15	156.40	58.65	469.20
	7270	404	65%	40%	15%	1.20	262.60	161.60	60.60	484.80

HARBOR ISLAND MASTER DEVELOPERS ASSOCIATION
THE ARCHITECTURAL AND ENVIRONMENTAL COMMITTEE
ARCHITECT
PLAN SUBMISSION APPROVAL
Approved by: *AM Ockler*
Signature: *AM Ockler*
Date: *22-11-19*

MARINA PRECINCT A



MARINA PRECINCT A

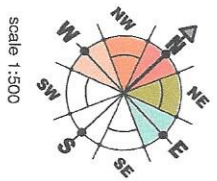
NOTES:

BOUNDARY WALLS MAX 1.2m HIGH.

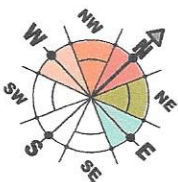
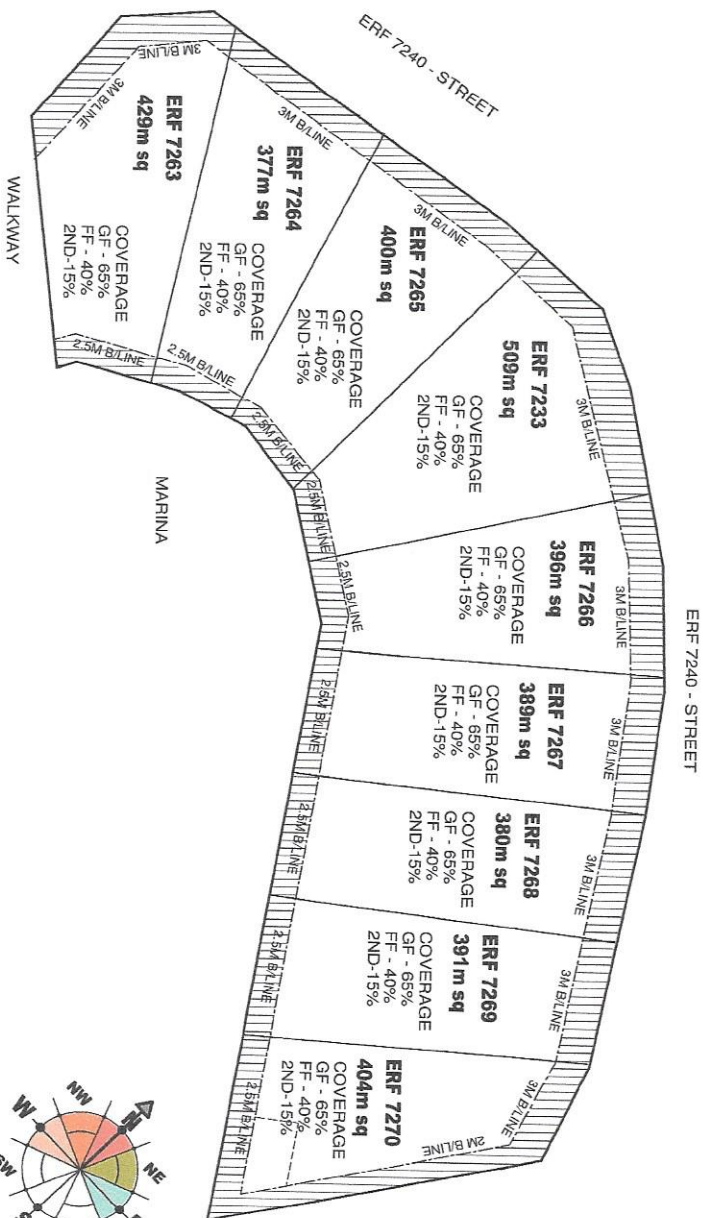
HARBOR ISLAND MASTER
HOMEOWNERS ASSOCIATION
THE ARCHITECTURAL AND ENVIRONMENTAL COMMITTEE
ARCHITECT
PLAN SUBMISSION APPROVAL

Approved by: *A.M. AGNEW*
Signature: *[Signature]*
Date: *22-11-19*

MASTERS
APPROVED
25-11-19



MARINA PRECINCT B



Scale 1:500

MARINA PRECINCT B

NOTES:

BOUNDARY WALLS MAX 1.2m HIGH.

HARBOUR ISLAND MASTER
HOMEOWNERS ASSOCIATION
THE ARCHITECTURAL AND ENVIRONMENTAL COMMITTEE

PLAN SUBMISSION APPROVAL

Approved by: A. MARINE

Signature: [Signature]

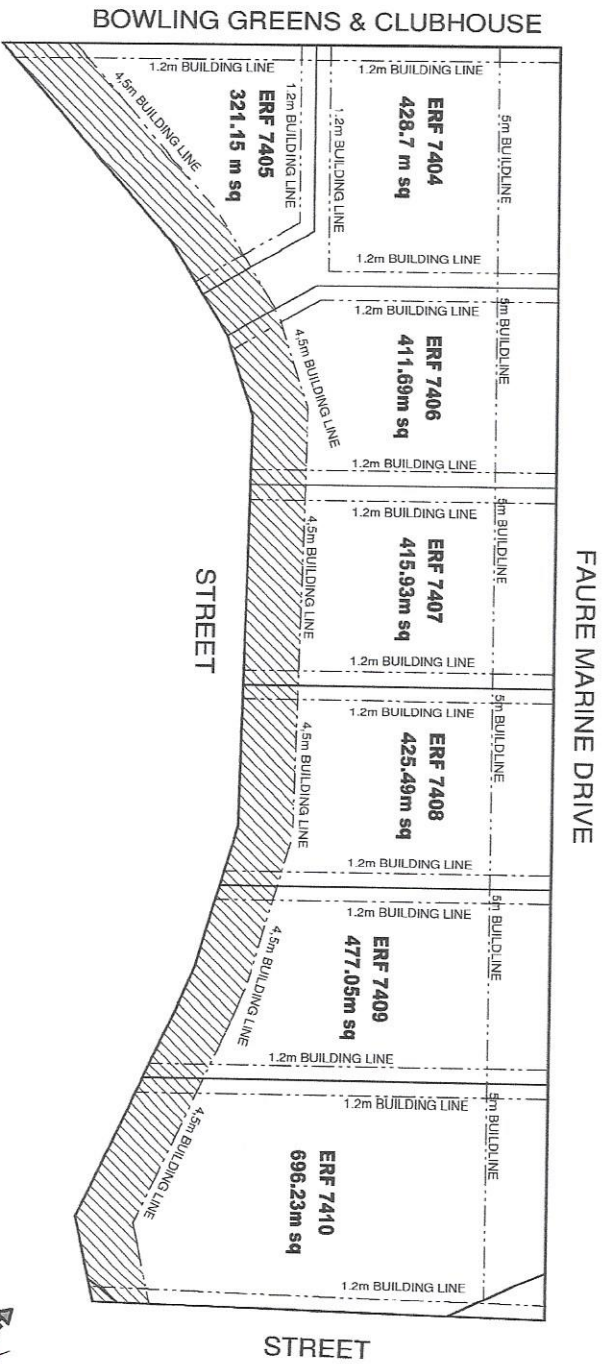
Date: 22-11-19

APPROVAL

Signature: [Signature]

Date: 25-11-19

WATERWAYS PRECINCT



WATERWAYS PRECINCT

NOTES:

BOUNDARY WALLS MAX 1.2m HIGH.

COVERAGE:

GF - 55%
FF - 45%
SF - 25%

ROOF HEIGHT : max 9.5m

BULK: 1.3 (excl balconies)

GARAGE LATERAL BUILDING LINES: 0.00m for 9m

HARBOUR ISLAND MASTER DEVELOPERS ASSOCIATION
THE ARCHITECTURAL AND ENVIRONMENTAL COMMITTEE

ARCHITECTURAL APPROVAL

PLAN SUBMISSION APPROVAL

Approved by: A.M. OGDON

Signature: [Signature]

Date: 22-11-19

Approved: [Signature]

Date: 25-11-19



Scale 1:500

HARBOUR ISLAND MASTER
 HOMEOWNERS ASSOCIATION
 THE ARCHITECTURAL AND ENVIRONMENTAL COMMITTEE
 ARCHON

PLAN SUBMISSION APPROVAL

Approved by: A.M. O'NEILL
 Signature: [Signature]
 Date: 22-11-19
35-11-19



PALM BEACH HARBOUR ISLAND - ERVEN