

HARBOUR ISLAND MASTER HOMEOWNERS ASSOCIATION
 THE ARCHITECTURAL AND ENVIRONMENTAL COMMITTEE

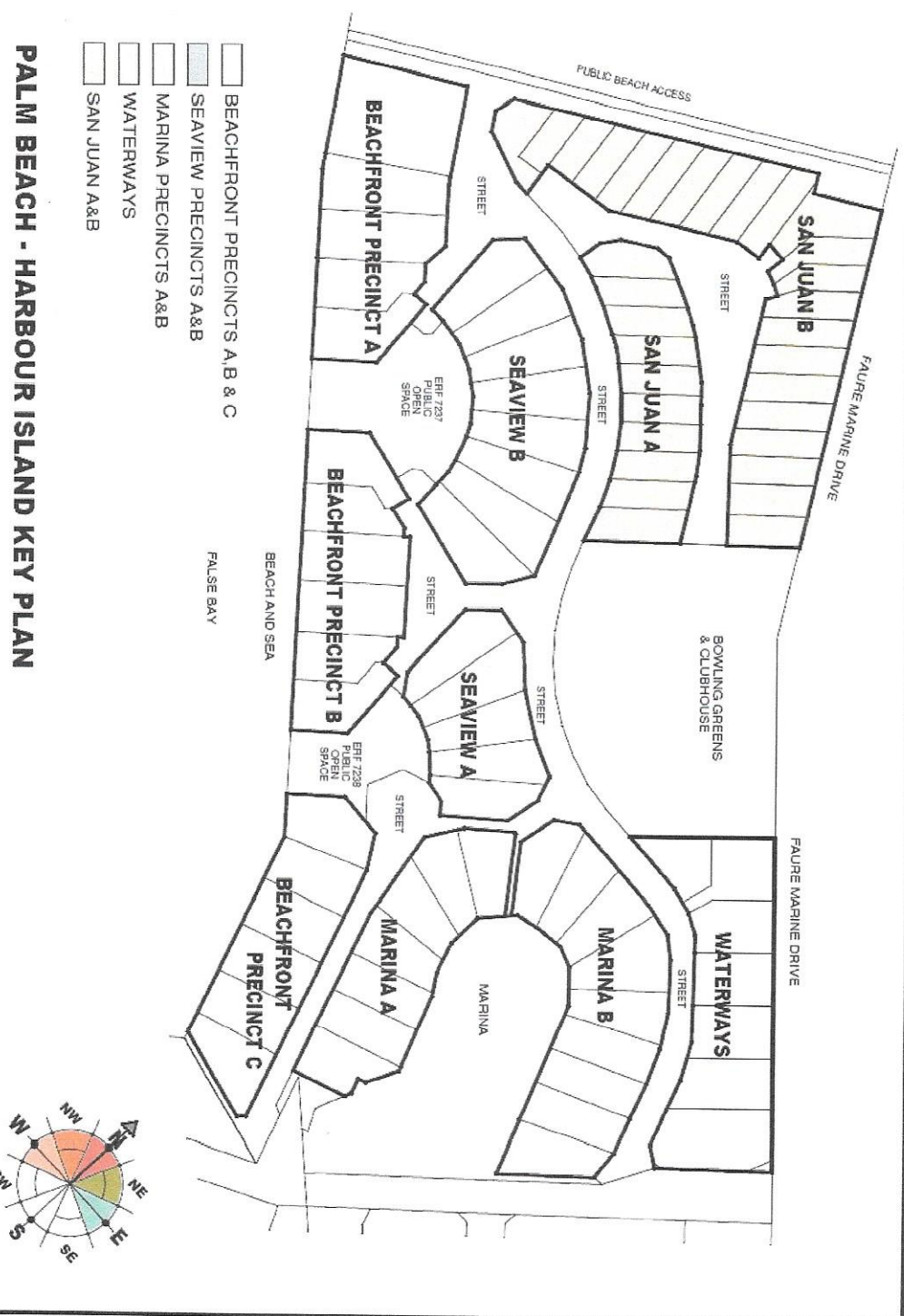
ARCHON PLAN SUBMISSION APPROVAL

Approved by M. SCHWENDELER A. OGIKAWA
 Signature M. Schwendeler A. Ogikawa
 Date 29/01/2019 29-1-19

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 2019)

SAN JUAN PRECINCT



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San Juan Guidelines revised for Renovations and Additions to Existing Houses:

1. Introduction

The purpose of these Guidelines is to protect owners and to promote the long-term future values of properties within the San Juan Development. The development of modern trends and demands for additional space and facilities by owners has created the need for the original rules and regulations to be revisited.

2. Application for any building alteration, equipment installation or repainting.

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

3 Submission Procedure.

3.1 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.

3.2 ARCHOM will submit the application to San Juan Trustees for comment. The applicant will be notified if any further information is 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.

3.3 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, a copy of the Municipal Approved 'As-built' Plan must be submitted to ARCHCOM for record purposes.

4 ZONING, PERMISSABLE COVERAGE, HEIGHT AND BULK:

4.1 **Zoning:** All own title residential erven in San Juan are zoned for Special Residential Purposes. (Group Housing)

4.2 **Coverage:** Total coverage will be restricted to 55% as per November 2018 ARCHCOM agreement.

4.3 Any intended screenwall (as per the Harbour Island General Guidelines), pergola structure or landscaping on the southwest street side facing Seaview Precinct, is subject to formal approval by the San Juan Trustees.

5. Roof over Patios

5.1 New soft roofs to cover patio areas to have minimum fall of 3°.

Concrete roofs, properly waterproofed, may be flat with screeded falls and integrated rainwater outlets. Any parapet walls on the edge of a slab to form matching facias, should be cast as part of the concrete slab structure to prevent fascia cracks.

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Signature	M. Scamcuder [Signature]
Date	29/11/2019 29-11-19

5.2 Roof covering for enclosing or extending patio areas may be the following:

- a) Structural concrete properly waterproofed.
 - b) AZ200 Colourplus Ultima profiled white or aluminium sheeting
 - c) 1mm thick permanent white polycarbonate profiled sheeting
 - d) Aluminium Foldo adjustable louvred roofs
 - e) Roof tiles to match existing tiles, provided it forms an extension of the existing roof design
- 5.3 The following material will not be permitted:
- a) Shade Cloth
 - b) Fibre-cement Sheeting

5.4 Rainwater disposal, where not concealed, has to be seamless guttering.

6. Carports and pergolas.

Pergolas and awnings will be permitted, provided they match the design elements of the original fascia and structure of the pergolas between the houses and garages. Pergolas for shading and/or aesthetic purposes may exceed the building line by 900mm. A pergola over a car parking area may be covered with permanent roof material as in 3.2, provided the roofing material is concealed by the structure fascia. Covering of a pergola will require municipal approval.

7. External Walls

7.1 All new wall surfaces must be finished to match existing walls.

7.2 No exterior wall may be finished in exposed concrete, facebrick, unplastered brickwork, precast panels, textured plaster and no steel support columns may be visible.

7.3 The painting of communal walls facing a property is always the responsibility of the owner facing the wall.

8. Colour

For exterior wall colours, all approved Harbour Island colours, will be available at the Harbour Island Maintenance office to allow owners a choice of variation and personalisation. No deviation from these coded colour samples for wall spaces between the white corner plaster features will be permitted. However, all the trim must be white. This includes quoins, front doors, garden gates, garage doors, fascias, window frames and pergolas.

9. Windows & Doors

All new doors and windows shall match the format of existing windows and doors and be manufactured of painted timber, aluminium or white UPVC. No arched or louvred windows and doors will be permitted.

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Signature: M. Schneider	Signature: [Signature]
Date: 29/01/2019	Date: 29/1.19

10. Floors

- 10.1 Any new enclosed area shall have a floor level minimum 150mm above natural ground level.
- 10.2 No double storey will be permitted.
- 10.3 The allowable coverage shall be 55%.

11. External Fixtures

Any external fixtures like aerials, roof lights, satellite dishes, air-conditioning units, water tanks and solar panels shall only be installed subject to approval in writing from San Juan Trustees and ARCHCOM and must comply with the guidelines for these fixtures.

12. Completion of Structures.

Any construction activity shall be ongoing from starting date and completed in a reasonable time in consideration to surrounding owners.

13. Precedence

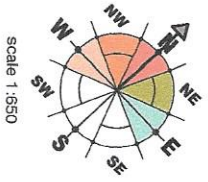
ARCHOM, in evaluating the aesthetics of submissions, will not take any responsibility for technical, structural, health and safety standards or for non-compliance with any statutory requirements.

14. Disclaimer

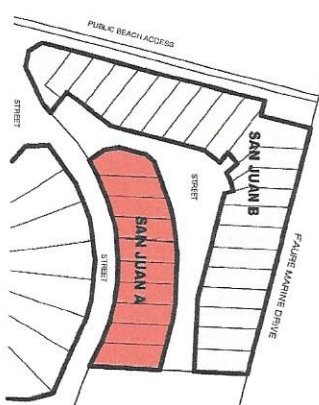
- 14.1 Modifications may be introduced to further clarify the intent and character of the original concept. Plans submitted for approval are to comply with the Development Guidelines applicable at the time of submission.
- 14.2 The Home Owners Association does not in any way whatsoever accept or assume any legal responsibility directly or indirectly from any approval granted in terms hereof.

Any additions or alterations will be considered, providing they comply with these building guidelines.

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Approved by: <u>M. SCHEIDT</u> Signature: <u>M. Scheidt</u>	Approved by: <u>A. DUKWIE</u> Signature: <u>A. DUKWIE</u>
Date: <u>29/01/2019</u>	Date: <u>29-1-19</u>



- BUILDING LINE ON INTERNAL STREET - ERF 7240 - 2m
- NO LATERAL BUILDING LINES.
- FACADE ELEMENTS OF EXISTING BUILDINGS TO BE RETAINED IN ANY ALTERATION OR ADDITION.



A. 05/12/15

Signature _____

Date 29/01/2017



BUILDING LINE NOTES:

- BUILDING LINE ON FAUB MARINE DRIVE - 5m
- BUILDING LINE ON INTERNAL STREET - ERF 7240 - 2m
- NO LATERAL BUILDING LINES.
- FACADE ELEMENTS OF EXISTING BUILDINGS TO BE RETAINED IN ANY ALTERATION OR ADDITION.

