



Horizon Bay Body Corporate - Architectural Guidelines - Annexure “E”

1. Introduction

The following guidelines contain the design criteria, which owners will have to follow when making alterations. The guidelines have been compiled to ensure that the aesthetic qualities of the scheme are maintained to a high level to the benefit of all owners. This guideline is an extension of the Conduct Rules as filed with the Ombudsman and will be managed, adapted and updated from time to time by the Trustees of the HBBC.

2. Design Concept

The vision is to create a development which is sympathetic in its response to the Table Bay environment. The architecture is a contemporary and modern response to an African landscape where the building is constructed in natural materials such as, timber, stainless steel and aluminium with ocean toned plaster finishes. Curved lines gives rise to a modern reinterpretation of vernacular forms. Careful attention was given to the scale, proportion and articulation of the proximity of Horizon Bay.

3. By Laws & Regulations

The Horizon Bay Architectural Guidelines provide the base design parameters and are *in addition to* the requirements of the Local Authority By Laws and the National Building Regulations.

4. Amendments To Architectural Guidelines

The Horizon Bay Architectural Guidelines must be at all times be adhered to. These guidelines may be adjusted or amended from time to time, as deemed necessary. Any such changes must be documented by the Trustees of the Body Corporate, and presented for approval, either at the annual general meeting (AGM), or at a special meeting (SGM).

5. Design Controls

5.1 Windows & Doors

5.1.1 Timber

All apartment front entrance doors must be a 2 hour fire rated wooden door painted with white enamel paint.

5.1.2 Aluminium

All other exterior doors (swing doors, sliding doors and stacking doors) as well as windows must have white aluminium frames. Frameless stacking doors on balconies will be allowed, provided that the owner appoints a structural engineer to approve the load bearing on the balcony.

5.1.3 Blinds, Curtains & Shutters

Approved composite aluminium sliding shutters, matching the white aluminium, will be allowed on the north and west facing windows. (American shutters)

All curtains to be lined with white or cream fabric. Blinds are to have a white or cream backing unless they are cream or white Venetian or bassa teak wooden blinds.

5.1.4 Burglar Bars & Security Gates

All burglar bars must be galvanised white epoxy coated OR Perspex installed on the inside of the window.

Security gates can be installed on the in or outside of the front door and must be galvanised white epoxy coated. Should the choice of installation be on the outside of the front door, then all the fixings must be Stainless Steel.

5.1.5 Window Tinting

All windows on the Northern & Western façades to be “Nano Ceramic 50” window film and on the Southern & Eastern facades “50% Silver Semi Reflective” window film manufactured by Sunflex Window Tinting OR similar approved by the Trustees.

5.2 Air Conditioning, Solar Panels, Geyser, Satellite Dishes and Aerials

Condensers must be installed and where they will be visible they must be properly hidden in an approved timber or grade 316 stainless steel casing against the wall at the lowest point on the balcony. All brackets, cable trays & fixings must be stainless steel grade 316. Ducting must be concealed in square or rectangular trunking, and limited to an absolute minimum and be painted in the same colour as the walls.

The condenser outlet must be positioned as close as possible to the balcony outlet or routed to the apartment’s waste pipe inside.

Only approved solar panels are allowed, provided it is not visible from the road.

External Geysers, Internet/DSTV aerials are not allowed.

a Cell phone booster will be allowed on the façade of the building subject to Trustee approval.

5.3 Balconies, Decks & Exclusive Use patios.

Balcony enclosure will only be allowed to Units #101, 102 & 103 on the first floor residential pool deck level. All other balcony enclosure requests will be dealt with by the Trustees.

6. Alteration & Renovation.

An owner shall submit a FINAL Sketch Plan or Photograph and OR council approved plan if required to the Trustees for written approval in principle. (Refer to the Horizon Bay Application for Alteration & Renovation - Annexure “K”)

If the proposal is approved by the Trustees, where necessary and applicable, the owner shall have professionally prepared plans submitted to the local authority.

Any charges, expenses or costs, accruing against the owner, and arising from matters contained in the conditions herein, shall be deducted from the deposit. Should the amount of the deposit prove insufficient to meet the whole of such costs, then such deficiency shall be payable by the owner on demand. Any balance of the deposit remaining, shall be repaid to the owner after completion and final inspection.

Work may only commence once on or after the commencement date, together with a work schedule to be approved by the Trustees, and if the monthly lift usage charge and deposit has been paid in full to the Body Corporate. All work shall be carried out between 08h00 to 17h00, Monday to Friday. No work shall be allowed outside these hours, without the written permission of the Trustees.

PLEASE NOTE NO drilling and/or hammering maybe carried out between 13h00 and 14h00.

The contractors and workmen carrying out work on the section must clean the common property each afternoon before leaving the site. Failure to do so shall entitle the Trustees to have it cleaned up at the owner's sole expense.

It shall be the owner's responsibility to ensure that their contractors and workmen comply with the conditions herein

In addition the following is required:

- Floor and site plan of proposed changes.
- Elevations of proposed changes.
- Names, contact numbers and proposed schedules of contractors.
- Deposit, as regulated by the Horizon Bay Body Corporate – Conduct Rules.
- Any other information, as the Trustees deem necessary.

Once approved, all other procedures as set out in the Horizon Bay Body Corporate – Conduct Rules (including Local Authority approval), is to be strictly adhered to.
