



# **Capricorn Beach Home Owners Association**

## **Architectural and Installation Guidelines**

Approved 19 July 2018

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## 1. Overview

In order to ensure a consistent and aesthetically pleasing community, the developers of the 14 different complexes comprising Capricorn Beach adopted architectural and environmental themes.

In order to preserve and enhance this concept, all property owners are required to submit architectural drawings to the Capricorn Beach Board of Trustees (CBBT), for approval prior to commencing with any changes to the exterior of their property. The CBBT shall respond to all requests for approval without undue delay. The CBBT is made up of elected individuals representing the Home Owners Association (HOA), of which all homeowners are members.

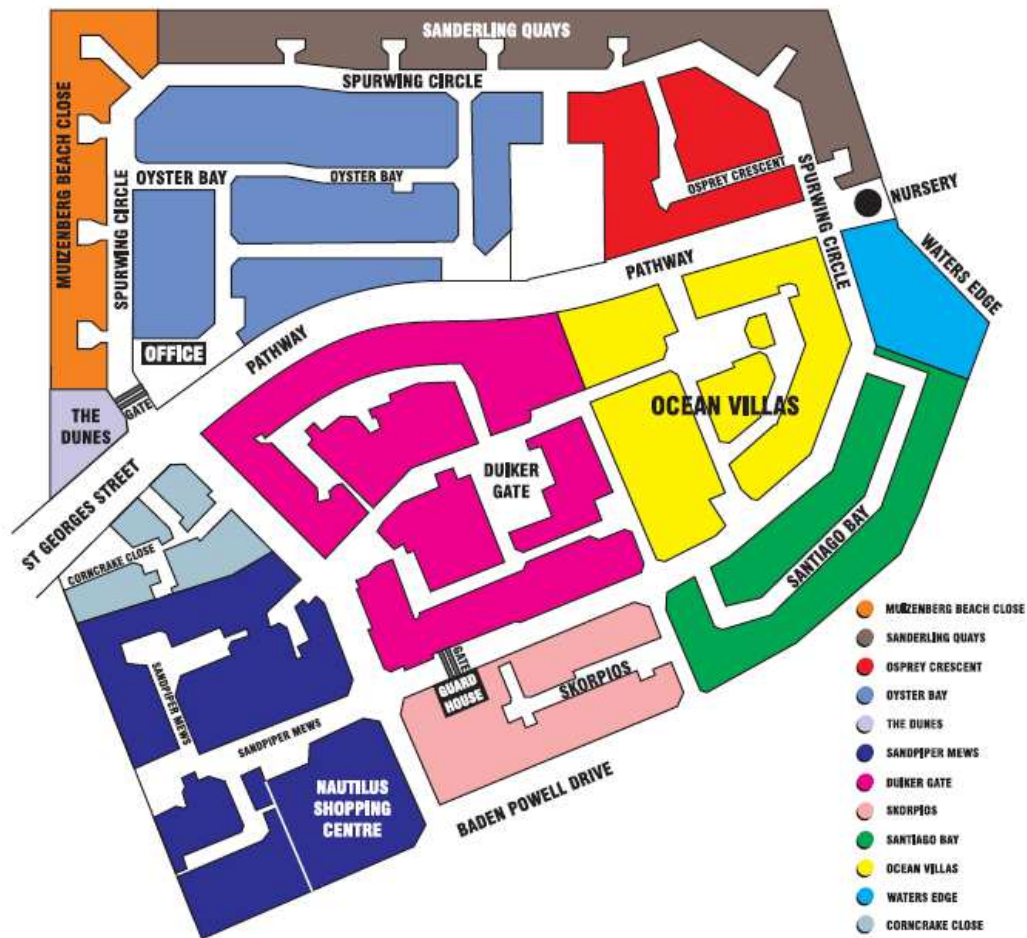
Homeowners may wish to submit rough concept drawings first for approval as this may save them architectural fees for re-works on plans that are not initially approved. Feedback on these concept drawings shall be given without undue delay. Building plans must be prepared by architects, technologists and draughts person.

All submissions for additional structures abutting the boundary, including the erection of pergolas, awnings on the boundary or where a structure, pergola, braai place or awning may impair the views of any neighboring property, must be accompanied by written approval of the affected property owners.

## 2. Complexes comprising Capricorn Beach:

- Corncrake Close
- Duiker Gate
- Muizenberg Beach Close
- Nautilus\*
- Ocean Villas
- Osprey Crescent
- Oyster Bay
- Sanderling Quays
- Sandpiper Close
- Sandpiper Mews
- Santiago Bay\*
- Santiago Bay 2\*
- Skorpios
- The Dunes\*
- Water's Edge

*\* Denotes Sectional Title complexes. The exterior maintenance of the Sectional Title complexes is the responsibility of the relevant Body Corporates, rather than individual homeowners. This is financed through the Sectional Title levies. The Body Corporates are bound by the design principles detailed in this document.*



### 3. Renovations / additions

Rules regarding building, renovations and alterations detailed in the Capricorn Beach Constitution, the Capricorn Beach Regulations and the Conduct Rules must be considered in conjunction with the Architectural and Installation Guidelines.

### 4. General Aesthetics

There are a number of aesthetic aspects relating to the architecture and design of Capricorn Beach which may differ from precinct to precinct that are not explicitly defined within this manual but which have to be considered during any planning of a dwelling, structure or installation. The CBBT reserves the right to consider the impact of the proposed renovations or alterations on the general aesthetics of the complex and decline requests that are deemed to have a negative impact.

Examples of such considerations include, but are not limited to:

- general footprint of structures per erf
- skyline and roof pitch
- lines of sight between clusters and greenbelts
- continuity and 'flow'
- negative impact on the view of another property

- negative impact on sun and daylight exposure of another property

## 5. Maintenance

The following are some examples of conditions which should be prevented or remedied before or as soon as they occur:

- Broken glass windows or doors
- Peeling paint
- Visible mould
- Rust marks obviously spreading on paintwork
- Rust spreading and covering fittings (aerials, security features etc.)
- Unkept gardens and verges
- Unwanted goods discarded in public view (old electronics, car parts, furniture etc.)
- Broken door and window hinges

## 6. Design Specifics

### 6.1. Aeration vents

Aeration vents may be installed in exterior house walls where needed for bathrooms and / or kitchens. They must be flush with the exterior wall, plastered in seamlessly and painted in the same colour as the house.

### 6.2. Aerials and satellite dishes

No obstructive radio or TV antennae or satellite dishes should be sought. The colour of the satellite dish or antenna should be of neutral colour. Antennas and satellite dishes should not exceed 0.95m in diameter and must be positioned as non-obstructively as possible while allowing adequate reception. There should be no more than one satellite dish per house.

### 6.3. Air-conditioning units

Air-conditioning units should not be visible; they should be placed as close to ground level as possible and behind property walls or hidden by shrubbery and measures to reduce noise emission should be taken to avoid complaints from neighbours. Air-conditioning units may not be run between sundown and sunrise to avoid undue noise affecting neighboring properties unless the air-condition unit has been sufficiently sound proofed. Should noise complaints arise, sound proofing measures are to be taken until the noise level of the air-conditioning matched the existing surrounding general decibel level.

### 6.4. Awnings

Awnings are preferable only installed above doors; over weather exposed windows permission to install an awning will not be unreasonably withheld. Mounting brackets should be white or black and the screen should be clear or tinted correx. Existing fabric awnings should be replaced with correx ones when they become worn or torn. For awnings above verandas, please see 'Pergolas' and 'Tarpaulin Awnings'.



#### 6.5. Braai areas (permanent)

Should be plastered and painted in the same style and colour as the house.

#### 6.6. Burglar bars and security gates

Burglar bars and gates should be kept as visually neutral as possible and should be preferably installed inside. Permission to install burglar bars or gates outside shall not be unreasonably withheld.

#### 6.7. Carports

The length and width of carports may not exceed the overall length and width of the driveway and should not extend past the municipal building line. All trim to be in white or natural wood, similar to existing carports in each complex. Upright supports must be wood and should in no way be attached to, or on top of, the property wall or Capricorn Beach's perimeter wall. The gradient should not result in rainwater flowing over into adjacent neighbour's properties. Clear or neutral tinted Polycarbonate should be used.

#### 6.8. CCTV cameras (installed by individual home owners)

CCTV cameras may be installed by a reputable company for the sole purpose of providing additional security for the homeowner. They may record activity on the homeowner's property only. They may not, under any circumstances, impose on the privacy of others.

#### 6.9. Chimneys

Flues and cowls should be high quality stainless steel or where made of other more corrosive metals they must be painted in Hammarite Black. Storm brackets may be galvanized for stainless steel flues and painted black for black flues. Bricked up chimneys must be plastered and painted the same colour as the exterior walls of the house. Chimneys must be of the required height and dimensions as regulated by any relevant authority and of a height and dimension which ensures that a fireplace can function correctly. Installations must be done by reputable contractors and experts. Where applicable and possible the height of a flue/chimney should not exceed the height of the apex of a dwelling. Waterproofing should be where possible black (black flues), grey/silver (stainless steel flues) or matched to the colour of the roof tile for any flue type.

#### 6.10. Cladding

As per the original design, only natural, round stone cladding should be utilized for defined focal points i.e. pillars.

#### 6.11. Conservatories

Conservatories must align with the style of the windows and sliding doors of the house i.e. white epoxy or aluminium frame. Building line restrictions must be adhered to; the structure may not rest on a perimeter wall.



## 6.12. Courtyards

Courtyard walls may be erected with permission. They must be plastered and painted in the same style as the house. Latte poles may also be used to construct solid fencing (no gaps) to enclose courtyards. See 'Fencing / palisades' for more details.



## 6.13. Driveways

A driveway must have a carriageway crossing the verge. The maintenance of the carriageway is the responsibility of the homeowner. The preferred design for driveways and carriageways is paving. Refer to 'Paving' for colour, brick and design restrictions. Loose stone chips may be used, but must be maintained.

## 6.14. Dustbins

Dustbins should not be visible from the road where possible. Homeowners are requested to make use of the bins within the common bin rooms. However, if a homeowner wishes to keep a municipal bin on their property, in addition to keeping it out of sight where possible, it is their responsibility to place the bin on the road for refuse collection on Fridays and to store it away again by the end of the day. Bins still on the road on Saturday mornings will be moved to the common bin rooms.

## 6.15. Electric fencing

Electric fencing considerably impairs the aesthetics and can also cause a nuisance to neighbours when not functioning optimally emanating a clicking noise. Electric fencing shall therefore be reserved for where really necessary such as on the general perimeter.

The electric fencing on the perimeter wall is maintained by the HOA to improve perimeter security.

## 6.16. Electrical wires

Chasing for exterior electrical wiring must be painted the same colour as the house. The wiring should be laid as 'invisibly' as possible i.e. tucked under eaves. Where this is not possible i.e. wires need to run to a light fitting, the wiring should be laid in the most direct and neat manner possible.

## 6.17. Exterior walls of houses

As per existing plastered brick specification.

## 6.18. Fascia boards

No fascia boards are allowed on houses, except for on the dormer windows in Santiago Bay which must be a dark stain and within The Dunes. Fascia boards on carports must be white or natural wood.



### 6.19. Fencing / palisades

Metal palisades may be used and built. The envisaged height is 1.8m (from the ground). Only brushed or white aluminum is allowed. There will be no restrictions on as long as they are chosen from standard ironmongery designs.

Only designs with clean vertical or horizontal lines are permitted, i.e. no patterns will be allowed. The same design and colour must be continued throughout, i.e. palisades and motor gate must be the same.

Boundary walls must be plastered brick or vibracrete.

### 6.20. Front doors

Wood or epoxy coated or aluminum and glass doors or similar may be chosen. Colours are to be chosen to match with existing colours in the area or the colour of the window frames of the unit.

Exemplary wood/glass options for new doors:



Exemplary aluminum/glass or similar material options for new doors:



- Exemplary colours for doors especially for Corncrake Close, Sandpiper Mews, Skorprios, Duiker Gate and Osprey Crescent doors may be painted in one of the following:
  - Pastel orange: Dutch Gold 5 (Dulux 10YY 74/192)
  - Pastel green: Green Glass (Plascon DC 27 81)
  - Pastel blue: Feathery (Plascon DC 35 105)
  - Pastel brown / mushroom / beige: Velvet Truffle 5 (Dulux 80YR 66/070)

- Pastel pink: Thai Magic 4 (Dulux 30YR 53/188)
- Pastel purple: Periwinkle Palace (Plascon B6-A1-4)
- White

### 6.21. Garages

Granting of permission to build an extra garage, extend an existing garage or convert a garage to tandem will be entirely at the discretion of the CBBT. Extensions onto the garage may only be within the existing architectural specification.

### 6.22. Garage doors

New and replacement doors should be paneled fiberglass or aluminium or of other non-corrodible non-perishable material.

*\* Colours are to be white in general, except for those at Muizenberg Beach Close.*

### 6.23. Garage roofs

Garage roofs to be either flat with roof sheets or pitched and tiled as existing in the complex.

### 6.24. Garden sheds

May not be visible and should only be used for tools and gardening material.

### 6.25. Gas

Gas cylinders must be installed and stored in line with regulations. Gas cylinders which are kept outside may not be visible from the road. Correct signage should be installed as per example.



### 6.26. Gazebos

Gazebos are temporary external, freestanding structures. These may only be up for temporary use and should be always be packed away without undue delay.

### 6.27. Geysers

Overflow pipes from geysers must be positioned so that they do not drip into neighbouring properties.

### 6.28. Gutters and downpipes

All gutters and downpipes to match the existing type in the area.

## 6.29. Lighting - exterior

The original fitting should be replaced when required. Spotlights and motion sensitive lights may be installed. However, these must be angled so that they do not blind motorists or shine into another unit's windows.

## 6.30. Motor gates / vehicle gates

Motor / vehicle gates may be installed at a unit's access point (driveway). These may be manual or electric but may not open out onto the road i.e. they may not exceed the width of the verge when open. Gates may open inwards or slide parallel with the property wall. The chosen color scheme and design needs to be uniform across fencing, pedestrian gates and motor gates. The height of the motor gate may not exceed that of the property wall.

## 6.31. Numbers

Houses should be clearly numbered. These numbers should not be smaller than 7.5cm in height or larger than 30 cm in height.

## 6.32. Painting (of houses and walls)

For painting of gates, fences, roofs and garage doors see the relevant sections.

### 6.32.1. Exterior walls / House walls

Colours are to be within the existing colour range.

Exemplary colour codes applicable to most areas are:

- Oatmeal (WAA 5)
- Dune (WAA 82)
- Camel (WAA 8)
- Artist's Canvas (Y2-E2-3) - tint
- Light Honey (WAA 20)
- Sand (WAA 9)
- Pebble Beach (WAA 80)
- Touchstone (Y2-E1-4) – *may only be used as the complimentary colour for borders - tint*
- Beach Wood (Y3-D2-1)
- Clifton (BBO 308)
- Namib (BBO 312)
- Kalahari (BBO 310)
- Dune 4 (BBO 605)
- Umgeni Sand (BBO 313)
- Sahara (BBO 315)
- Karoo Dawn (BBO 303)
- Topaz (BBO 307) – *may only be used as the complimentary colour for borders and may only be paired with Karoo Dawn*

10cm borders may be painted around windows or doors, in a complimentary colour from the range. Plaster features such as arches may be painted in a complimentary colour.

Muizenberg Beach Close: all houses are a combination of Rum Caramel 2 (Dulux 10YY 08/093) for the garage doors. Home owners wishing to repaint their exterior walls must please have a custom tint as follows:

- Deep Brown to use Micatex Deep:
- PB = 2Y; PF = 1Y+2.00; PL = 30Y
- Light Beige to use Micatex Pastel:
- PC=40.00; PG = 10.00; PJ 20.00; PL = 2Y+34.00

Sanderling Quays (houses 1 through 20)\*: all houses are Dulux's Salisbury Stones 4 (45YY 67/120) with Salisbury Stones 1 (30YY 23/246) used on the recessed entrance wall.

*\*Houses 21 onwards within Sanderling Quays fall into the generic Capricorn Beach colour scheme detailed above*

Sandpiper Mews: numbers 1, 2, 6, 7, 8,9,10,17,20,21,23,25 and 27 are Clifton (BBO3308). Numbers 28,31,33 and 34 are Sunset Glow BBO (306). Should Sandpiper Mews owners wish to repaint, the same colour must be used.

### 6.32.2. Perimeter wall

Internal, visible elevations of the perimeter wall may be the same as or a complimentary colour to the house.

### 6.32.3. Property walls

Street elevation of the property wall should be painted in a tint matching the house or the feature colour used in window borders. A 10cm trim along the top of the wall (or pillars if a wall / picket combination is used) may be painted in the same complimentary colours as the borders around windows and doors.

### 6.32.4. Vibracrete walls

Where painted, the vibracrete must be the same as the house or the feature colour used in window borders.

## 6.33. Paving

Paving of driveways and / or verges should be done in either grey or red standard, rectangular brick pavers. Complimentary edges done with a slightly darker brick are allowed.

Paving inside the property, if not visible from the road, i.e. behind a solid motor gate or wall, may be of any design and colour.

## 6.34. Pedestrian gates

Pedestrian gates may be installed within property walls. The height of the gate may not exceed that of the property wall. If metal, only brushed or white aluminum is allowed. If wood, it must be either varnished or painted white. Only designs with clean vertical or horizontal lines are permitted, i.e. no patterns will be allowed. The chosen colour scheme and design needs to be uniform across fencing, pedestrian gates and motor gates.

## 6.35. Perimeter wall / fence

See sub-section in 'Walls'

### 6.36. Post boxes

Postboxes are provided by the HOA in clusters near the complex. Residents may lock their boxes but the CBBT reserves the right to cut off any padlocks in the event of property transfer etc.; individual postboxes at each house are not needed.

*\*Except in Santiago Bay 2, where each dwelling has a standard wooden postbox already. Santiago Bay 1 Apartment blocks have plastic post boxes in the bottom stairwell of each block. Nautilus and The Dunes have post boxes supplied by the respective Body Corporate.*

### 6.37. Property walls / fences

See sub-sections in 'Walls' and 'Painting'.

### 6.38. Ponds

Ponds must be secured behind property walls and must not be accessible by the public. Ponds must be maintained and omit no smells. All plans and the positioning of ponds must be approved by the HOA to ensure that no common pipes or servitudes are affected.

### 6.39. Roofs (of houses)

For garage roofs see 'Garage roofs' under 'Garages'.

Pitched roofs with interlocking concrete roof tiles (Double Roman style), edged with tapered verge tiles, as pictured.

The preferred colour across all complexes is Terracotta although some complexes have allowed a mosaic of colours, with Terracotta being dominant. The following colours may be used for a mosaic:

- farmhouse terracotta
- farmhouse kalahari
- through colour terracotta
- through colour red
- through colour brown



Tiles may be painted terracotta, or if a mosaic of tiles was used, the predominant colour. If a section of the roof is retiled, or a newly built extension is tiled, there must not be an unduly noticeable difference between the old and new sections. If the old section is faded to the degree that new tiles cannot be matched, the whole roof may be painted.

Where roof joins have been waterproofed, the sealant used must be as close a match to the roof tile colour as possible. Where the painted waterproofing is on a join between a tiled and plastered section and the paint used differs from the colour of the painted plaster, the red / terracotta waterproofing paint may not exceed a (neat, straight edged) 10cm band on the plastered wall. If it is necessary to waterproof higher than 10cm, the plastered wall must be repainted in the house colour, painting over the waterproofing.

Clear tiles may be used as skylights.

#### 6.40. Roofs (cover over courtyard or veranda)

All pergolas attached to any existing house or garage require municipal approval. The length of the structure may not exceed the overall width of the house, i.e. not exceed municipal boundary lines. All trim should be in white or natural wood (poles or planks)\*. Gutters and downpipes to match the existing on the unit. Upright supports should in no way be attached to, or on top of, the property wall or Capricorn Beach perimeter wall.

Only latte poles or clear or neutral tinted Polycarbonate IBR should be used (no coloured IBR allowed).

The gradient should not result in rainwater flowing over the walls into either neighbours' property.

*\*Muizenberg Beach Close houses have wood plank pergolas stained dark. Any additional pergolas installed must match in colour and style.*

*\*\*Santiago Bay's gutters and downpipes are ecru aluminium.*

For covers over doors, see 'Awnings'.

#### 6.41. Security measures

Security spikes should only be installed where really required i.e. along the green belt, the perimeter or along dark allies. They should be silver and of non-corrodible material. Galvanised spikes must be well maintained to prevent rust or replaced without undue delay if starting to be covered in rust. Permission to install spikes to any other part of a boundary wall shall not be unreasonably withheld.

#### 6.42. Shade Cloth

Shade cloth should not be used to create awnings or cover pergolas or fences. It may also not be affixed to balconies, pedestrian gates or security gates.

Permission should be sought to install roller blinds on patios.

#### 6.43. Louvre Shutters/Concertina Doors

PVC/aluminium/glass or of other non-corrodible material are envisaged to be used. Colour to match the existing colour of the window or sliding door frame.

#### 6.44. Signs

All signage must be professional in appearance and design

For legislative gas signage see 'Gas'.

For house numbers see 'Numbers'.

#### 6.45. Skylights

Flat skylights are allowed, as are Perspex roof tiles used as spot replacement tiles (Note that the roof tiles in the image depicting the spot replacement tiles are not compliant. Image for illustration of concept only). Domed skylights are not allowed.





#### 6.46. Sliding doors

Sliding doors must be of white\* aluminum frames. Security gates may be fitted inside or outside. See 'Burglar bars / security gates'.

*\*Muizenberg Beach Close and The Dunes must have brown frames, in line with the window frames.*

#### 6.47. Solar Power

Only the panel of the solar hot water system is envisaged and recommended to be visible on the roof, the cylinder/tank should not be directly visible when standing on the street directly in front of the house. Should a tank be visible directly from a neighbouring property written permission from the neighbouring property would be required. Such visible tanks should be colour coded (painted) to the existing roof tiles.

#### 6.48. Swimming pools

Private swimming pools must be secure and not accessible to the public. All plans and the positioning of swimming pools must be approved by the CBBT to ensure that no common pipes or servitudes are affected. Refer to the Capricorn Beach Regulations for additional information.

#### 6.49. Tarpaulin awnings ('sails')

Requests for tarpaulin awnings ('sail' style) will be considered by the CBBT on a case-by-case basis, giving serious consideration to the position of the house and where the tarpaulin awning would be erected. (Image for illustration of concept only).





## 6.50. Verges

Verges must be maintained by the homeowner. Homeowners may provide their own plants should they wish to provided they are indigenous to the dune area, as per municipal by laws. It is recommended that hardy and salt resistant plants be used.

## 6.51. Washing lines

In the case of easily visible washing lines, only the collapsible type may be installed and fixed to the side of the house or garage walls. All washing lines must be non-rusting, including bolts and brackets. Maintenance must be done to ensure that rust lines do not occur on the wall. Temporary lines may not be erected by tying rope to gutters, fence poles etc.



## 6.52. Water tanks

Slimline type tanks may be installed of up to approx. 1000L and an approx. height of 2.1m and should be preferably beige or brown but may be green. Tanks lower than the garden walls may be of any colour or shape. Tanks should be installed at the rear i.e. the side of the house not facing the road. Where this is not possible an exception may be made by consultation and approval of the Trustees. Given the importance of using water resources wisely the Trustees must not withhold permission for any tanks without exceptionally good reasons. If no permission was asked for but the tank is in line with the described requirements the Trustees must deem such tank to be approved.



## 6.53. Windows

Window frames to be matched to existing colour scheme in the area and are to preferably be of non-corrodible material. Glass to be clear or slightly tinted grey or brown.

## 6.54. Walls

### 6.54.1. Perimeter wall / fence

The perimeter wall(s) is / are defined as the wall or fence surrounding Capricorn Beach as a whole and, in some cases, individual complexes.

The painting and upkeep of both the internal and external sides are the responsibility of the homeowner of the property upon which that section of the perimeter wall falls.

### 6.54.2. Property walls / fences

Property boundary street facing walls are envisaged to be not exceeding the height of 1.8m. Vibracrete, latte and / or plastered block / brick may be used. Lateral boundary walls (those between neighbours) are envisaged not to exceed 1.8m. Picket fences raised above the wall should be limited to approximately one vibracrete slab height. Picket fences along boundary walls are to be dealt with on a bilateral basis. Permission for higher fences shall not unreasonably be withheld.

### 6.54.3. Vibracrete walls

It is envisaged to limit the raising of vibracrete walls to no more than once slab where reasonable. Raising of boundary vibracrete walls will be handled on a bilateral basis. Permission for higher walls shall not unreasonably be withheld.

They can be plastered and painted. Non-plastered vibracrete walls should be painted where there is otherwise a reasonable negative impact on the aesthetic appearance of a property.

#### **CHANGE AUTHORIZATION AND SUMMARY:**

DATE	TYPE	SUMMARY

#### **DOCUMENT APPROVAL:**

	NAME	SIGNATURE	DATE
<b>EDITED:</b>	Claus Tobin (Trustee)		
	Sanet Booyesen (Trustee)		

Approved 19 July 2018