

# **Aurora Sands**

## **Architectural and Aesthetic Guideline**

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# INTRODUCTION

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The guidelines formulated in this document serve to create a harmonious architectural environment throughout the development. The guidelines promote a uniform or similar architecture, and the siting prescription of houses on the even serves to create a consistent and balanced streetscape.

Conformation to the rules set out herein is in the best interest of property owners, and control procedures will be established through an effective policing mechanism, to be established by the Home Owner's Association (HOA).

The control of building plans will be through the HOA and its appointed consultants in:

- 1.1 Applying general restrictions
- 1.2 Following a mechanism for plan approvals
- 1.3 Applying a code of conduct and rules of construction activity

Each purchase agreement states that homeowners must comply with the architectural and environmental control procedures set out in this guideline.

The aesthetic and architectural guidelines should be seen as a living document and can and will only be changed by agreement and approval from members of the HOA.

# 1. ARCHITECTURAL ELEMENTS AND MATERIALS

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## 1. **BUILDING**

### **Acceptable:**

1. All building plans must be submitted to the managing agents and the committee
2. All building is subject to the committee and Association scrutiny and approval
3. All building is subject to municipality approved plans submitted to the HOA, Managing agents
4. All building plans is subject Approved Conditions by the trustees and managing agents
5. All building to be constructed by stone and cement
6. Adherence is mandatory

## 2. **WALLS**

### **Acceptable:**

1. All walls to be constructed by stone and cement.
2. Walls must conform to the existing boundary walls and their bands
3. Wall colours must conform to the existing colour scheme.
4. Walls are not to be made
  - a. Wood
  - b. Prefab material
  - c. Plant hedges or creepers
  - d. Plastic
  - e. Nutec boards
5. Adherence to the above is mandatory

## 3. **PAINT**

### **Acceptable:**

1. Complex approved paint is **Prominent Paint**
2. Walls – KONICA
3. Bands – NUGGET
4. Adherence is mandatory

## 4. **WINDOWS**

### **Acceptable:**

1. The only material allowed would be white anodized aluminium

**5. BURGLAR BARS**

**Acceptable:**

1. White anodized burglar bars are acceptable
2. Clear material burglar bars are also acceptable
3. Burglar bars with a cottage style design finish

**6. FRONT GARDENS**

**Acceptable:** (Similar to the picture below)

1. Lawn garden
2. Paved front area (large pavers (500x500))
3. Paved front area (paving bricks)
4. Stones
  - a. must be done neatly and professionally
  - b. Plastic base is required for a stone garden
  - c. Paving edges at the end – no visible plastic
  - d. All weeding is the future responsibility of the owner for a stone garden



**7. PERGOLAS**

**Colour** : white

**Acceptable** : (Similar to the picture below)

1. Wooden pergolas
2. Aluminium closed entrance
3. Cement built pergolas conforming to the complex wall colour (refer to 3.2)



## 8. FRONT DOORS

**Colour** : white

**Acceptable** : (Similar to the picture below)

1. Wooden door (8 panel)
2. Aluminium Door (8 panel – glass or white aluminium inserts)



## 9. SIDE GARDEN GATE

**Colour** : white

**Acceptable** : (Similar to the picture below)

1. Wooden gate door
2. Aluminium gate Door



**10. GARAGE DOOR REMOVAL AND REPLACEMENT WITH ALLUMINIUM ENTRANCE**

Request to do this conversion must be made to the HOA

**Colour** : white

**Acceptable** : (Similar to the picture below)

1. Aluminium Door and slide  
(Similar to the picture below)



## 11. CAR PORT

Request to do this conversion must be made to the HOA

**Colour** : white

**Acceptable** : (Similar to the picture below)

1. Aluminium Structure
2. Galvanised Structure
3. Concrete Structure



## 12. **ENCLOSED COURTYARD**

Request to do this conversion must be made to the HOA for good agreement with neighbours.

**Colour** : As stipulated in complex paint colours  
(refer to item 3)

**Acceptable** :

1. Courtyard wall must be built with brick and cement only.
2. Courtyard wall Structure must not exceed more than 1,8m in height.
3. If courtyard wall Structure is more than 1,8m in height then municipality approval is required.
4. The walls must be plastered in accordance to the complex boundary walls
5. The courtyard walls (inside and outside) must be painted in accordance to and match the complex paint scheme
6. White double roller garage doors or sliding gate to be attached to front of the courtyard
7. White Side aluminium gate (refer to item 7) can be attached to the front and side of the courtyard. Access area between the courtyard and the driveway.

### 13. **BALCONIES**

Request to do this conversion must be made to the HOA for good agreement with neighbours.

**Colour** : As stipulated in complex paint colours  
(refer to item 3)

**Acceptable** :

1. Balcony must be built with brick and cement
2. Balcony side wall may be built with brick and cement.
3. Balcony side wall may be built with white anodized aluminium and glass insert.



### 14. **CHIMNEYS**

**Colour** : As stipulated in complex paint colours  
(refer to item 3)

**Acceptable** :

1. Chimney must be built with brick and cement
2. Chimney flue (pipe) must not be visible
3. Chimney must conform to colour scheme of the unit

# GENERAL GUIDELINES FOR HOMEOWNERS

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## 2. OCCUPATIONAL HEALTH AND SAFETY

The home owner must make themselves familiar with the requirements of the Occupational Health and Safety Act (Act 85 of 1993) and of the liabilities that they will carry when employing a contractor for the construction of their homes.

The HOA assumes no responsibility/liability in this regard and the home owner indemnifies the HOA in this regard.

Approved at SGM held on 9 February 2022