

Diaz Village Home Owners Association

Policy Name: Architectural Guidelines for House Accessories

1. Guidelines

- a. Clear rules, derived from our constitution, that are applied administratively to avoid ad hoc decisions as far as possible.
- b. The application thereof must be equitable and not differentiate between owners and/or tenants.
- c. The policy shall be subject to and compatible with the Diaz Village constitution, municipal by-laws or other statutory legislation.
- d. This policy may be more strict than legislation, but not more lenient.
- e. Clear and unambiguous definitions and rules must be established.

2. Purpose

- a. The control of the architectural appearance of residential units and other structures to ensure consistency and provide a safe and comfortable environment for all residents plus protect the value of their investment for all homeowners within Diaz Village.

3. Definitions

- a. For the application hereof, this policy applies to Diaz Village.
- b. The HOA Management Committee may be referred to as the committee or trustees.
- c. Applies to any externally visible structure or part thereof, located on any erf/land unit within the boundary of the complex.
- d. Items addressed may be those fitted, mounted, protruding from or attached to any land unit structure within the boundary of the complex. Examples may include antennas, satellite or wireless dishes, chimneys, solar PV installations, solar geyser components, a/c units, water tanks, fence and gates, heat pump components, gas bottle enclosures, wind generators, washing lines or any similar item.
- e. Where a dispute exists then the trustee's interpretation shall take precedence.

4. Rules

- a. Written permission must be obtained from the committee prior to installation of the items described above or similar items.
- b. Such items shall not effect or interfere with any other resident's quality of life, shall be tastefully chosen and installed so as not to clash with the architectural theme described for Diaz Village. No branding, advertising or marketing lettering/wording may be visible.
- c. Such items, except for chimneys and antennas, shall not protrude above the roofline/profile of any dwelling. Solar collectors (PV, geyser flat panels or vacuum tubes) must be fitted flat and against the roof with no raised supporting framework.
- d. Where visible, solar geysers shall be of the split unit type with the water tank located inside the roof structure i.e. no thermosyphon types with external tanks allowed.
- e. Such attachments/accessories may not protrude over the specific land unit boundary so as to overhand a neighbour's property or any common property.
- f. Aircon and heat pump units must be carefully positioned so as NOT to create nuisance (i.e. noise near neighbours bedrooms or airstream blowing into doors or windows).
- g. Gas bottles stored externally must be done so according to SANS10087 and the enclosure shall be painted in the same colour as the house exterior walls.
- h. No changes, alterations or variations from the original developers design may be made without written permission from the trustees.

Diaz Village HOA – Document Control:

Architectural Rules for House Accessories Policy – initiated 2021 by A Jacobs.

This document to be read in conjunction with:

1. The Diaz Village HOA Constitution.
2. The Diaz Village HOA Conduct Rules.