

ARCHITECTURAL STANDARDS FOR ESCARPMENT

INTRODUCTION

Under by-law 1 of the Jacksons Landing Community Management Statement ("CMS"), a Subsidiary Body may prescribe Architectural Standards for a Subsidiary Scheme. Once served on the Community Association, the Community Association is responsible for the Architectural Standards. This document is the Architectural Standards for Escarpment, being Strata Scheme. These Standards must be read in conjunction with the Architectural Standards for the Community Association and set out the Standards which apply to owners and occupiers of Strata Lots in Strata Scheme.

Refer to by-law 1 of the CMS for further information on these standards.

GENERAL

This document sets out the design standards which will pertain to all units in the Escarpment strata scheme.

Jacksons Landing Development presumes that one of the main reasons buyers have bought at Jacksons Landing is its superior design qualities. The following design standards are therefore intended to maintain consistency and quality in those areas that are typically the province of owners. They are intended to maintain and enhance the value of buyers' investments.

Air-Conditioning Units

Window or wall mounted air-conditioning units are not permitted because they detract from the overall appearance of the building. Units are permitted on balconies provided they can be adequately screened to the satisfaction of the Owners' Corporation.

Balcony Enclosures

Additional balcony enclosures are not permitted, whether glazing, retractable awnings, shade cloth, railings, trellises, blinds, or film affixed to glazing.

Balcony Furniture

Balcony furniture shall be limited to:

- Outdoor seating (typically a table and 4-6 chairs)
- A barbeque
- An umbrella

- Planters/fountains

Note: Items 1.2 and 1.3 are designed to prevent balconies being used as storage areas, which would adversely affect the visual amenity of neighbours. Legitimate outdoor recreational activities are not impaired.

Light Fittings

To ensure that the external appearance of buildings is maintained, light fittings shall not be removed and/or replaced with other fittings.

Window Boxes

For safety and insurance reasons, window boxes are not to be attached to external windows.

Security Screens

Security grilles are permitted with the approval of the Owner's Corporation and shall match the colour of the door or window they cover. They shall be of a standard and appearance similar to "Crimsafe"™. The typical aluminium frame colour is Dulux Powder Coat - "Lunar Eclipse".

Colours

The original colours of building exteriors are to be maintained, except where the owner's corporation votes for a change to the total building/complex. This measure will prevent unsympathetic and discordant colours disturbing the intended architectural effect.

Flywire Screens

Flywire screens are permitted provided that the colour of the frames matches that of the adjacent windows or doors. The typical aluminium frame colour is Dulux Powder Coat - "Lunar Eclipse".

Window Treatments

In general, all temporary window treatments shall be white. Curtain backings shall also be white.