Caledon Estate
Lee Barns Boulevard Ballito

PO Box 55
Zimbali 4418

Estate Manager Cell: 067 126 8695
Email: manager@caledonestate.co.za
Managing Agent: info@inspiredmanagement.co.za
Caledon Trustees: trustees@caledonestate.co.za

BHOA
AIR CONDITIONER INSTALLATION APPLICATION

I, (Full Name) _____

Telephone: H_____C_____W_____

Email Address _____

as the Owner of Property_____Erf NO._____

do hereby request, as a member of BOGMORE HOMEOWNERS ASSOCIATION, to commence with air conditioner installation.

☐ Confirm that an image/ drawing or diagram of air conditioner install location to be provided along with the application.

I, and all contractors appointed, shall adhere to the Conduct Rules of the Bogmore Homeowners Association as well as the Architectural and Building Code provided by Bogmore Homeowners Association.

I agree to pay a fee, to be charged on my levy statement for the following amount of R100 for the application.

IF I DO NOT COMPLY WITH THE FOLLWING RULES THE BOGMORE HOMEOWNERS ASSOCIATION RESERVES THE RIGHT, AT THEIR DISCRETION, TO ISSUE ME WITH A FINE TO BE CHARGED TO MY MONTHLY LEVY ACCOUNT.

Air Conditioner Installation Compliance Guidelines

To maintain the aesthetic and architectural integrity of the estate, please adhere to the following requirements for all air conditioner installations:

1. **Non-Road Facing:** External units may not be installed on any wall that faces the road.
2. **Condenser Installation Height:** Units must not be installed above the lowest point of the roofline. It is recommended that condensers be installed below the height of the perimeter fencing to minimise visibility from the road and neighbouring properties.
3. **Concealed Wiring & Conduits:** Surface-mounted conduit and/or trunking is not permitted. All electrical wiring and conduits must be routed internally (within walls) or beneath the roofline to avoid visible disruptions.
4. **Wall Finish & Paintwork:** The homeowner is responsible for all remedial work required, including plastering and painting, to ensure a neat and compliant finish in line with architectural guidelines. All re-plastering and patchwork must be completed to a high standard using matching paint colours to maintain uniformity.
5. **Mounting Brackets:** Galvanised brackets must be used. These may either be powder-coated white or painted with white paint suitable for galvanised metal to provide protection and match the estate's architectural standards.

6. **Lattice Box Requirement for External Units:** If the external unit is visible from the road, it must be covered using a white lattice box:
    - A single lattice panel affixed to the wall between the unit and the road may be acceptable if it sufficiently conceals the unit.
    - Otherwise, a full box with three sides must be installed.
7. **Lattice Panel Specifications:** Custom-made lattice panels, including those made from PVC, are acceptable, provided they meet the above concealment requirements.
8. **Inspection:** The Estate Manager will conduct an onsite inspection within 2 weeks of the installation been issued, to ensure compliance with regards to the above rules and conditions.
9. **Application Requirements:** Each application must be accompanied by a detailed diagram and supporting photographs clearly indicating the proposed installation site and all cable run/chasing areas.

Acknowledgment of Air Conditioner Compliance Guidelines by Owner and Contractor

SIGNED AT_____THIS_____DAY OF_____20_____

FULL NAME OF OWNER_____

SIGNATURE OF OWNER_____

SIGNED AT_____THIS_____DAY OF_____20_____

FULL NAME OF CONTRACTOR_____

SIGNATURE OF CONTRACTOR_____

NOMINATED CONTRACTOR

Company: _____

Contact Person: _____

Telephone: _____

Email Address: _____

NHBRC No: _____

ONLY ONCE WRITTEN APPROVAL HAS BEEN RECEVIED FROM THE BOGMORE HOMEOWNERS ASSOCIATION SHALL I COMMENCE WITH THE INSTALALTION.

SIGNED AT_____THIS_____DAY OF_____20_____

FULL NAME_____

SIGNATURE_____

BHOA
COMMITTEE MEMBER

Member Full Name: _____

Unit Nr:_____Stand Nr (Unit No. is sufficient): _____

I agree that I have been presented with a written description and/or sketch plans of the planned air conditioner installation and that I have evaluated them in the interest of the estate as described in the BHOA Architectural Code and Conduct Rules.

Tick relevant box

YES ☐ NO ☐ Signature: _____

RESERVATION WITH THE PROPOSED AIR CONDITIONER INSTALLATION

Tick relevant box

Approved: ☐ Signature:_____Date:_____

Approved with reservations: ☐ Signature:_____Date:_____

Not Approved: ☐ Signature:_____Date:_____

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RESERVATION WITH THE PROPOSED AIRCONDITIONER INSTALLATION

Members comments and recommendations: _____

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Name:_____ Date:_____ Signature: _____

Members comments and recommendations: _____

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_____

_____

Name:_____ Date:_____ Signature: _____

Members comments and recommendations: _____

_____

_____

_____

Name:_____ Date:_____ Signature: _____