

**Information Bulletin 04/2020: Generator and Solar Panel Policy – High Priority**

To: Home Owners  
From: HOA  
Date: February 12, 2020  
Re: Generator and Solar Panel Policy

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**GENERATOR POLICY FOR EBOTSE GOLF & COUNTRY ESTATE**

**Annexure 1: Manual Changeover  
Annexure 2: Automatic Changeover**

This policy and its associated rules and procedures have been developed to ensure that individuals wishing to install and use private generators do so in such a way that the impact on the estate from environmental pollution by noise, chemicals and particulates are minimised. In addition to minimising the environmental impact, minimising the risk of fire and explosion, as well as requirements that may be stipulated for Insurance cover, have been taken into account. The Aesthetics Committee has approved the following procedures and Rules.

Should any homeowner wish to install a household generator at a home on the Estate:

Homeowners are required to submit a formal written application to install a generator to the Aesthetics Committee. The application will have to include the following:

- Contact details of the owner or tenant of the premises and stand address.
- Make, model and specifications of the generator to be installed.
- A location plan for the generator.
- Electricity Lay-out Plan (wiring diagram) showing connections to existing system.
- Enclosure drawings, with confirmation of it being a "Silent Type"
- Envisaged noise level output measured in decibel (DB) and a Fire Protection Plan.

**The following House Rules to be taken into consideration:**

1. The generator must be sound proofed and not generate a noise level exceeding 70db measured at 7.0m from the generator in compliance with SANS10103, at any time during operation. The noise level will be tested by management subsequent to installation to ensure compliance with the Estate Rules.
2. Should there be a challenge to the audible levels from adjacent neighbour's, and should Estate Management acknowledge that noise levels appears unreasonable, upon request from Estate

Management, the applicable homeowner shall provide certified proof of the actual DB level of the generator within 14 days of such a request.

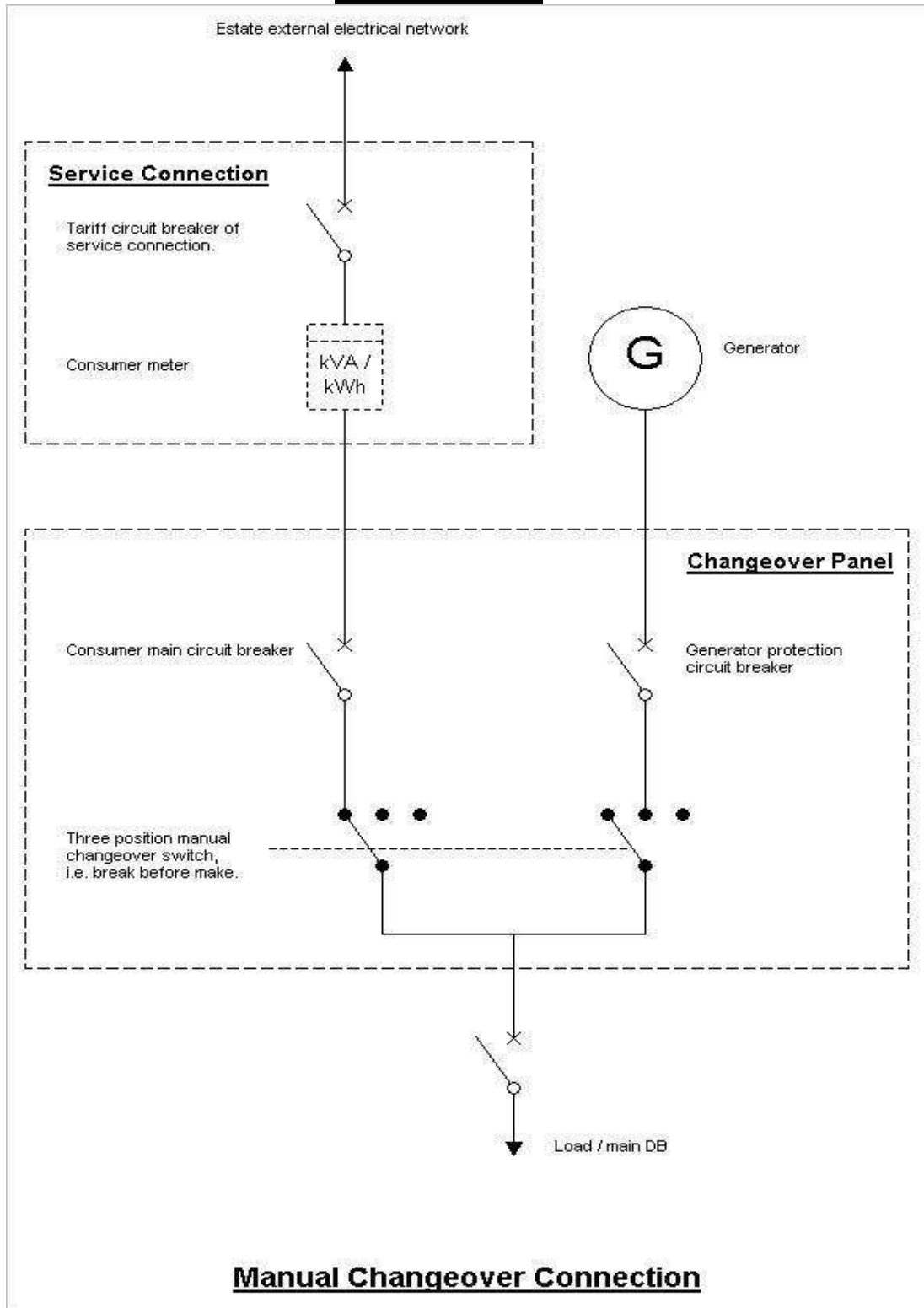
3. Should it become necessary for the Aesthetics Committee to call on the services of a specialist to measure the noise level of a generator, and should the results prove that the noise level exceeds 70dB the cost of such service will be recovered from the Homeowner on whose property the generator is installed.
4. Only one NG (natural gas) or petrol or diesel-driven, household generator per home will be allowed. The generator should be of the household, "silent" sound proof type with an automatic switch-on/off capability or a manual changeover installed as per attached diagrams (Annexures 1&2).
5. The generator should be seen as an emergency back-up and should **only** operate during power failures.
6. The generator should be installed within the boundaries of a particular stand and requires access from both sides. The generator must be adequately screened off or suitably roofed and may not be visible from any road, the golf course, and adjoining properties.
7. Generators may be housed in a garage or specially designed generator room or compartment (as contemplated in par.6). The garage or generator room must be adequately ventilated, sound proofed and fireproofed with at least one handheld fire extinguisher installed on the wall near the entrance to the room.
8. A site plan showing where the generator will be installed must be submitted. The plan needs to indicate the proposed location of the generator on-site, as well as the proximity of the neighbour's buildings. This must indicate that the usage point is well away from boundary lines and indicate respect for neighbour's privacy.
9. Special care must be taken for exhaust gasses. Exhaust gasses shall be vented into a safe area with adequate ventilation to disperse gases to a safe level. The generator exhaust may not discharge towards any adjoining property and all electrical cables must be concealed.
10. Fuel for the generator may be stored in the fuel reservoir of the generator, and all standby fuel in leak proof containers and in such a manner as not to cause a fire hazard. No more than 20 litres of fuel to be stored on site. A portable fire extinguisher will be wall mounted in close proximity to the fuel storage / refuelling area.
11. The generator should be installed by a qualified, competent electrician, be properly grounded and comply with all relevant legislation, by-laws and safety regulations. A COC must be completed for the installation and submitted to Aesthetics Committee in conjunction with the Site Plan as stipulated in par 8. Please note that power will only be switched on after an acceptable COC has been received.
12. The generator should be connected directly to the main Electrical Distribution Board (DB) in the home through an Automatic Change-Over Switch (ATS), or Manual Changeover switch as depicted in Annexure 1 & 2.
13. All Homeowners who already installed generators must comply with these conditions within a period of 60 days from date of promulgation.
14. All generators on the Estate should be switched off between **23:00** at night and **06:00** the next morning.

## **SOLAR PANEL POLICY FOR EBOTSE GOLF & COUNTRY ESTATE:**

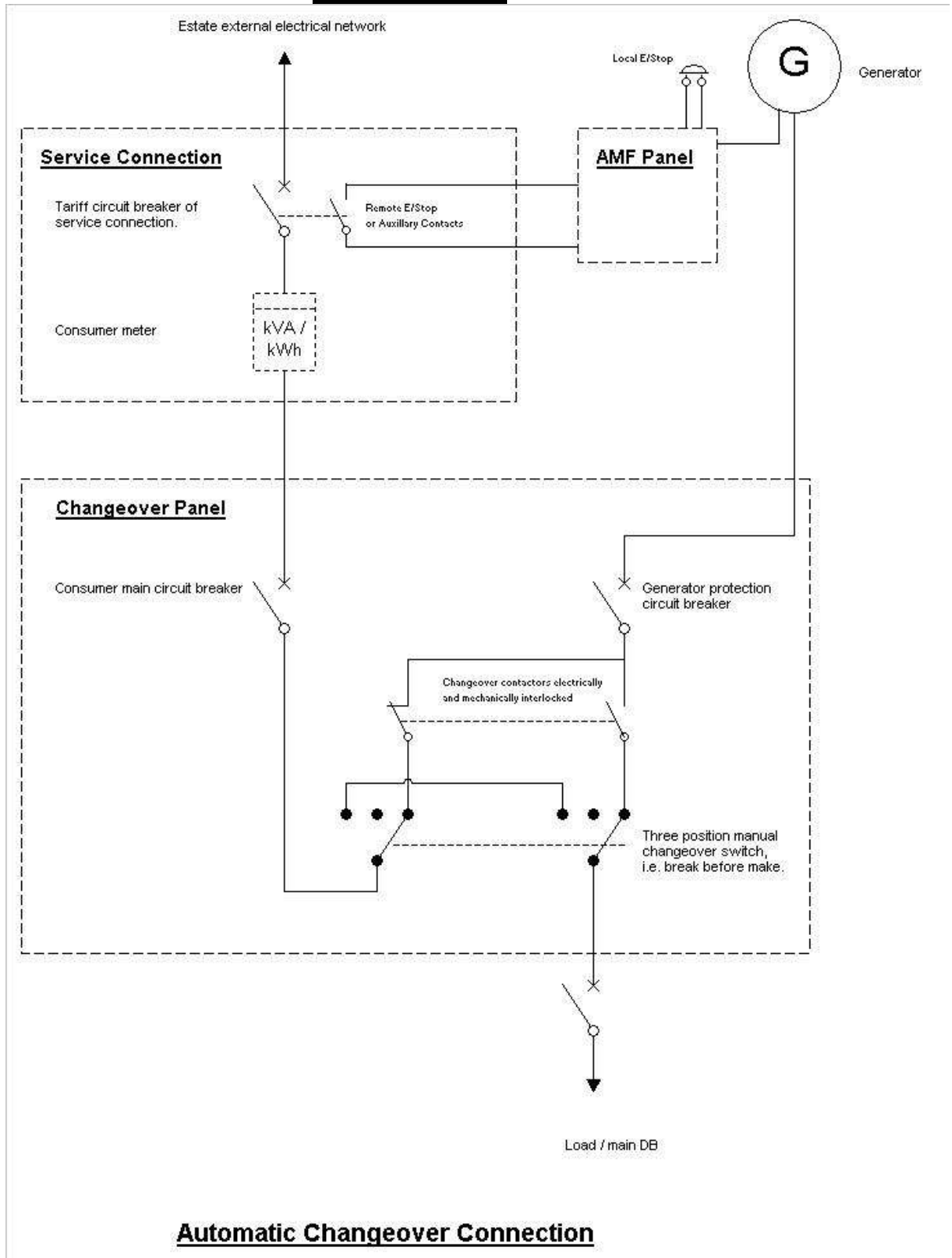
It is noted that should it be your intent to install any solar panels for power generation, the following rules shall apply:

1. No panels may be installed at all, without a detailed plan showing the number, position and height (i.e. may not exceed 8,5m roof limit) of the panels.
2. This plan must first be submitted to the HOA for approval, and approval in writing given before commencement of installation.
3. The panels must comply with the following conditions:
  - a) They may only be installed onto an existing tiled, concrete or chromadek roof.
  - b) They shall be fitted against the roof at the same pitch as the roof, unless when placed at an angle on a concrete roof and not visible by neighbours.
  - c) If installed onto a flat roof on a frame, they shall be installed in such a manner so as to minimise wind access to the underside and be secured in order to withstand the substantial winds encountered in the Estate. An Engineer's Certificate may be requested in the event the HOA has any concern with regard to the wind impact.
  - d) The height of the top of the highest panel may not exceed 8,5m from NGL.
  - e) Solar panels erected on a frame at any incline (30 deg. etc.) will cause the top of the last panel to be a distance from the slab and shall need to be screened off from any area where they are clearly visible in order to be aesthetically pleasing.
  - f) No panels may cross over the ridge of any existing roof. They shall stop at the bottom of any ridge so as not to break the skyline of the ridge.
  - g) Ideally all panels must face somewhere between NE and NW.
  - h) All systems to be installed by qualified professionals only.
  - i) Back-up power inverter installations are permitted subject to:
    - The power inverter units being installed within the build space of the building structure and the batteries being placed in a well-ventilated room. Preference will be given to soundless inverter systems.
    - A COC must be issued for the installation in accordance with SANS 10142.

# Annexure A:



## Annexure B:



### Automatic Changeover Connection

Telephone: 087 285 3562 E-mail: [info@ebotsehoa.co.za](mailto:info@ebotsehoa.co.za)

P.O. Box 11919, Rynfield, 1514

Ebotse Golf and Country Estate Homeowners Association NPC Registration Number 2005/001710/08

Please mail all requests/applications to the following email:

- [inspectadmin@ebotsehoa.co.za](mailto:inspectadmin@ebotsehoa.co.za)
- [inspect@ebotsehoa.co.za](mailto:inspect@ebotsehoa.co.za)

Your understanding and assistance in this regard will be very much appreciated.

Kind Regards,

*Signed*

**(AESTHETICS COMMITTEE)  
EBOTSE GOLF & COUNTRY ESTATE**