

DIRECTIVES REGARDING INSTALLATION AND USE OF GENERATOR EQUIPMENT

Approved by the Trustee Committee of the Brandwacht aan Rivier Home Owners' Association on 25 August 2015.

1. Installation

- 1.1. A member who wishes to install a generator must submit a site plan to the Estate Manager indicating the proposed location of the equipment, including any accompanying components.
- 1.2. The Estate Manager may require adjustments to the proposed location to ensure that the equipment –
 - 1.2.1. will not be visible from a street or private open space;
 - 1.2.2. will not appear unsightly when viewed from an adjacent erf, a street or a private open space;
 - 1.2.3. will not affect the proper functioning of the electrified security fence.
- 1.3. The Estate Manager must within five [5] working days after having received the site plan convey his decision regarding the location of the equipment to the member.

2. Compliance

- 2.1. The member concerned must after installation of the equipment forthwith submit to the Estate Manager –
 - 2.1.1. if the equipment is synchronised with or connected to the Local Authority's electrical network, a certificate by a certified electrician that the work was carried out in compliance with the applicable Local Authority regulations;
- 2.2. a certificate issued by a competent person declaring that the equipment complies in all respects with the applicable Local Authority regulations;
- 2.3. a certificate issued by a competent person declaring that the noise level travelling from the equipment into a neighbour's property does not exceed 50 A-weighted decibels [50dBA], or exceed the residual noise level by more than 5dBA: Provided that whenever the Local Authority determines noise levels lower than those prescribed in this paragraph, the equipment must comply with such lower levels.
- 2.4. The Estate Manager may in his discretion from time to time require the owner, for such owner's account, to renew a compliance certificate.

3. Portable Generators

Portable generators may not be operated on the Estate.

4. Fuel Storage

Fuel used to power a generator must be stored out of sight in a leak-proof and airtight container specifically designed for fuel storage, such as a jerry can.

5. Operating Times

- 5.1. A generator may be operated only during periods when load shedding is officially applied for the region into which the Estate is from time to time incorporated, and in any event not between 22:00 and 06:00.
- 5.2. The Estate Manager may in his discretion and on the conditions he determines in exceptional cases grant exemption from this directive for a limited time.

6. Maintenance

- 6.1. A member must ensure that equipment operated on his erf is at all times maintained in a proper state of repair and compliant with the applicable Local Authority regulations, and to this end must have the equipment regularly tested.
- 6.2. The Estate Manager may from time to time require proof of testing.

7. Grievance

A member who is aggrieved by a decision or requirement of the Estate Manager under these directives may lodge an appeal with the Trustee Committee as contemplated in the Estate Rules.

IMPORTANT ADVICE

- Before you purchase, get professional advice on the advantages and disadvantages of generators as compared to inverters – the extra cost of the latter may well be in your and your neighbours' best interest.
- If your generator is to be connected to the internal wiring of your house, as opposed the Local Authority network, Local Authority permission is not required, but it is nevertheless prudent to engage a qualified electrician to do the connection as appliances may be damaged if the installation is not done properly.
- Take care that when operating a generator there is sufficient ventilation to prevent fumes build-up and also to limit the carbon monoxide impact on neighbours.
- Consider installing carbon monoxide alarms with battery backup in the house outside each sleeping area.
- Operating a generator that complies with official regulations may nevertheless in certain circumstances cause neighbours to suffer unacceptable noise and emission [smoke and smell] levels, which may lead to the lodging of a complaint with the Environmental Health Department of the Local Authority.