

Pinnacle Point Estate

Generator Policy

Preamble:

- The use of silent generators, uninterruptable power supply (UPS) devices, inverters, and solar panels, or any combination thereof are preferred as alternative power sources, and residents are urged to utilise these varieties of alternative power sources as opposed to the installation of normal generators.
- Generators shall only be run during electricity outage periods, and not between 10 pm and 6 am.
- Whether installing internally or externally, adequate precautions shall be taken to ensure health and safety issues are addressed including toxic fumes.
- The aesthetics of the Estate must not be adversely affected.
- The noise level experienced at a neighbour's boundary must be acceptable.
- The owner installing the generator must accept an inconvenience to himself to limit inconvenience to his neighbours.
- Signed consent by all surrounding neighbours must be obtained before installing a generator.

Attention is drawn to Rule 2 of the Estate's House Rules –

2.21 No person shall make or cause to make any excessive or undue noise which constitutes a nuisance to other owners, particular after 22H00 on any particular day

Generators may be installed subject to the following:-

1. A resident installing a generator must show particular consideration towards his neighbour in respect of aesthetics and noise.
2. Generators may only be installed within the property and shall be placed as unobtrusively as possible in respect of both roadside aspects and potential impact on neighbouring properties.
3. The generator shall be enclosed in an aesthetically approved acoustic housing.
4. A formal application shall be submitted to the HOA for permission to install a generator. The application shall include the following;
 - Specifications of the generator.
 - Decibel rating of the proposed generator.
 - The location plan.
 - Position and means of storage of fuel must be specified.
 - Position of regulation fire fighting equipment.
5. The installation must be done by a registered electrical contractor.
6. Where a generator is connected to the main electrical distribution board in the home through an automatic changeover switch the timer shall be set to ensure that the generator does not run between 10 pm and 6 am. Furthermore, during periods where the house is unoccupied the automatic changeover switch must be disabled.
7. The decibel level of a generator shall be in accordance with the Provincial Noise Control Regulations Act (NOISE CONTROL REGULATIONS Environment Conservation Act, 1989 (ACT 73 of 1989) PN 24 of 1998. If the HOA receives a complaint regarding the noise level of a generator the HOA will request from the owner of the generator to obtain a decibel reading from a qualified person utilising a calibrated decibel meter.
8. A generator may only serve as an emergency back-up and shall therefore operate only during power failures or outages and shall not be operated between 10 pm and 6 am –

provided that it shall be permissible to operate a generator for a period not exceeding 15 minutes immediately following the end of a power-failure or outage period, or for such a period when the generator needs to be run to check operability in accordance with good maintenance practice.

9. Exhaust fumes shall not cause a nuisance or health hazard.
10. Only one generator may be installed per dwelling.