



# Change in Architectural and Aesthetical rules for solar panels and standby generators (Terms & Conditions)

## Issued jointly by:

Midstream Estate Home Owners Association, Midfield Estate Home Owners Association, Midlands Estate Home Owners Association, Retire @ Midstream Estate Home Owners Association, Midstream Hill Estate Home Owners Association, Midstream Ridge Estate Home Owners Association, Midstream Meadows Home Owners Association

## **INTRODUCTION:**

### 1. SOLAR PANELS

The general shortage in electrical supply in South Africa, as announced by Eskom in January 2008, has necessitated a review of the abovementioned HOA rules and regulations on solar panels. The HOA's support the drive towards the installation of solar units, to the following amended rules:

"The use of solar panels for the heating of water is encouraged. Only the solar panels (either the vacuum tube-type or flat panel-type) may be visible – no external geyser, header tanks or coiled pipes may be visible. The solar panels must be incorporated flush onto the adjoining structure and may not be placed on an elevated structure"

"The roof design from inception must allow for immediate or future installation of solar panels. Panels on concrete roofs must be within a screened yard and may not be visible from any direction."

The following rule remains as is:

"All retro fitted geysers on flat roofs are to be enclosed in an aesthetical pleasing enclosure. (Details to be submitted for approval)"

### 2. STANDBY GENERATORS

Residents are referred to the MES generator permit form available on the following website: <https://mes.midstream.co.za>. All standby generators must be inspected by MES for safety reasons.

The following rule is added to the House rules / Architectural and Aesthetical rules of all the HOA's:

"All standby generators must comply with the minimum requirements of Midstream Electrical Supplies. Generators must be installed in such a way that it does not create a nuisance to neighbours. In addition to the requirements above, generators that are permanently or semi-permanently installed (semi-permanently shall be a unit being in the same position for more than 30 days), must be visibly screened and indicated on plans approved by the HOA"

**Please refer to the House rules / Architectural & Aesthetical rules and guidelines of every HOA**