



# GROTTO BAY

PRIVATE NATURE RESERVE

Grotto Bay Homeowners Association  
c/o Pam Golding Property Management Services  
Ground Floor, Mandela Rhodes Building  
cnr. Wale & Burg Street, Cape Town, 8001  
Tel. 021 426 4440  
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01 February 2024

Dear Grotto Bay Homeowners,

**RE: SOLAR POWERED ENERGY GENERATION INSTALLATION**

The Board notes that due to the South African Loadshedding problems, more and more of us will attempt to alleviate our situation with solar powered energy generation. However, our current Grotto Bay rules in this regard, are hard to interpret, sometimes not even correct and require GBHOA approval prior to installation. In most instances where the house has already been built and completed, Solar systems have been installed without Board approval as required by the GBHOA Design Manual.

The Board intends to redefine the rules in the near future to allow for inconsistencies and obvious impossibilities within the rule to allow all members the opportunity to meet their own installation anomalies. However the Board requires that every installation has written GBHOA approval prior to installation.

To date, to circumvent possible irregularities in installation of new solar systems, the Board has placed the responsibility of meeting the current Design Manual Rules on the Solar Panel Installers. They are not allowed to install Solar Panels without written GBHOA approval. From now on, homeowners will be required to register their intention to install Solar Panels by completing the attached Solar Panel Installation Approval Form and submitting this form to the Estate Manager for approval before commencing work.

All those who have installed Solar Panels already, without approval, are required to register their installation by completing the Solar Panel Installation Approval Form. These will be signed off by the GBHOA Board in order to cover both the installers and the Homeowners compliance with the GBHOA Design Manual.

Please note where there are currently deviations to the GBHOA Design Manual, the deviation must be recorded and a motivation provided. You will not be asked to remove your installation, merely to give solid reasons for the deviation.

Attached please find the Solar Panel Installation Approval Form. Please complete and forward to the Estate Manager as soon as possible to ensure that you are compliant.

Kind Regards,

The Board

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Directors:

D. Barnard (Chairperson); G. De Vogel (Vice Chairperson); A. Lubbe; B. Roux; C. Paddon; J. Grundlingh; J. Miller  
(RF) NPC-Reg.No. 1993/005714/08



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## GBHOA Solar Powered Energy Generation Installation Application Form

### Property Owner:

Name		Erf No	
Surname		Close	

### Property Owner Contact Details

Email Address		Mobile No.	
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### Application Type (Mark with Tick or Cross)

New		Existing	
System Modification		System Expansion	

### Type of Energy Source

Photo Voltaic Panels		No of Units	
Specification			

### Mode of Embedded Generation (Mark with Tick or Cross)

Energy from embedded generation to be used within a customer's electrical installation and <b>no excess to be exported</b> to Eskom electricity's distribution network		Energy from embedded generation to be used within a customer's electrical installation and excess to be exported to Eskom electricity distribution network.	
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### Battery Storage

Specification			
No of Units		kWh	

### Make and Model of Inverter

Manufacturer		Model			
Quantity		Phase	Single		Three
Inverter Conforms to SANS 62040-3		Yes			No

### Installer Details

Installer					
Accreditation/Qualification					
Address					
Contact Person					
Work No					
Mobile No					
Email Address					

### Installation

Installation Date					
Signed COC Date					
Copy supplied to GBHOA EM					
Installation Registered Date					

**Preliminary Design** (Mark with Tick or Cross)

Please attach schematic diagram showing location of major components (DB, Inverter, Batteries and/or Photo Voltaic Panels or Wind Turbine) in plan, elevation and section	
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**GBHOA Design Manual Compliance**

Compliant	
Deviation	
Deviation Motivation	

**GBHOA Approval**

Building Inspector	Gary Mead		Date	
Aesthetics Director	Christine-Ann Paddon		Date	

**Submitted by**

Homeowner	
Signature	