



2 June 2021

Dear Members

The Building Committee wish to draw your attention to a number of requirements with regards to the following items:

1. Solar panels, PV panels and geysers

As a prerequisite for plan approval the position of solar panels and geysers must be detailed on the plan when it is submitted for approval. Please see 5.17.3 & 5.17.4 of the Fairhaven guidelines.

Solar/PV panels where used must be in the same plane, meaning same slope as roof. Any panels installed on a flat roof must be hidden behind parapet walls or screens and out of sight of neighbours and the road.

Should geysers be visible, such geysers need to be screened similar to the screens used elsewhere on the property.

Any screens or frameworks need to be detailed by your architect in terms of materials and the visual impact on surrounding properties.

Retro fit of solar panels also needs to follow the guidelines and requires the approval of the Building Committee before it is installed. No scrutiny fee will be charged till further notice for such applications.

A technical application must be made in writing to the appointed Fairhaven electrical engineer for all PV solar installations. This must include a layout sketch with a full specification of the equipment to be installed.

Only off-grid alternative supply is allowed as defined in the City of Cape Town By- laws and the SANS 10142.

All properties must have a 36-way (min) DB board in (for essentials and non-essentials) in the case of a UPS or inverter solar system.

2. Window tinting

As per 5.3.10 of the Fairhaven guidelines, glazing shall be kept clear except where UV protection is required where a grey or smoke tint shall be permitted. Where tinting is intended, it needs to be shown clearly on the plan submission. Also, such tinting should be applied on elevation as whole, meaning all fenestration (glass) on one elevation should be similar.

Coloured tints (other than grey) as well as silver or metallic colours, tints, tinted laminates or films are not permitted.

3. Air Conditioners

Consideration is to be given to existing properties when positioning any air conditioners. As a prerequisite for plan approval the position of aircons must be detailed on the plan when it is submitted for approval. Please see 5.17.3 of the Fairhaven guidelines.

Any air conditioners visible from the street must be screened. To avoid having to screen aircons, it is suggested that aircons be installed at a level lower than the boundary walls. Keep in mind that surface wiring, air-condition wiring and condensate piping may not be visible.

The submission of retro-fit air conditioners requires the same action as for solar panels and geysers.

4. Conduit on exterior walls

Where conduit on exterior walls is visible, it must be painted the same colour as the exterior wall.

5. Water storage tanks and rainwater pipes

All water storage tanks need to be screened where visible from the road.

All water storage tanks and rainwater downpipes need to be indicated on building plans submitted for approval.

The submission of retro-fit water storage tanks and rainwater pipes requires the same action as for solar panels and geysers. No scrutiny fee will be charged till further notice for such applications.

6. Development of gardens

The relief granted on the development of gardens as a result of the drought is no longer valid. Homeowners are granted 30 days to finalise the development of gardens.

Trust you will find this in order.

Kind regards

On behalf of the HOA Building Committee Trustees