

# Maintenance Agreement

## Mooikloof Ridge Estate

### Country Walk Body Corporate

### And

### Country Walk Unit \_\_\_\_\_

I, the owner wishes to enter into a maintenance agreement with Country Walk Body Corporate. This agreement remains valid until superseded by a revised agreement mutually endorsed by the parties or the solar panels are removed from the unit's roof.

Please tick the block that is applicable, to which installation, you as owner agree as per the maintenance agreement below:

|                                                       |  |
|-------------------------------------------------------|--|
| Solar panels for power generation                     |  |
| Solar panels for Water Geysers – (direct system only) |  |

#### Solar panels for power generation

1. Owners must take note of the following technical and statutory regulations and must fully comply with them:
  - a. Appropriate Lightning / Surge protection
  - b. Mains Isolator switch / breaker "Change-over"
  - c. NRS-097-2-1: Code for Grid Connection or Embedded Generators
  - d. NRS-052-2-2: Photovoltaic Systems for use in individual homes, schools or clinics
  - e. SANS-10142-1: The Wiring of Premises Low Voltage Installations
2. Owners or residents must ensure that cabling from the solar panels to the electric panel is hidden as far as possible within the roof. Where cabling is on the exterior of the building it must be housed in bosal conduit with the colour matching the unit's wall/roof colour respectively.
3. Where conduit is used for DC cables, it shall be metal conduit. Conduit shall be bonded at all junctions to ensure electrical continuity of the conduit. The metal conduit shall be bonded to earth at a suitable location.
4. The frames of all PV modules (Solar Panels) must be bonded to earth for all installations. The mounting structures of all PV modules must be bonded and earthed for all installations.
5. The Solar Panel installation may not exceed 8 PV panels (16m<sup>2</sup>) per unit.
6. Due to the thinness and weight of solar panels, owners must ensure that they are properly secured to the roof to prevent them from being blown away or damaged due to wind. The panels must not be installed more than 15cm above the roof surface.
7. Installed Solar Panels must be black or dark grey in colour. The frame for the installation must be silver in colour.

8. The panel structure must be anchored to the roof trusses. The owner must obtain a structural engineering report, that the structure will support the installation.
9. Following the installation, the owner is required to provide the Body Corporate with a copy of a roof structure engineer's report.
  - a. Approved Structural Engineer:  
Procedo Consulting Engineers (PTY) Ltd  
Contract Details  
Eugene Gouws  
Cell: (+27)82 828 6620  
Email: [procedo.consulting@gmail.com](mailto:procedo.consulting@gmail.com)
10. A Solar Electrical Certificate must be issued and provided to the Body Corporate, after the installation together with the Certificate of Compliance. This will be kept on record and provided to the Body Corporate insurers. These certificates must be re-issued and resubmitted to the Body Corporate every 2 years.
11. Upon installation of Solar Panels, the owner takes full responsibility for the section of the roof upon which the Solar Panels are installed. In that regard, the owner of the unit must enter into a maintenance agreement with the Body Corporate for the maintenance of the section of the roof on which the Solar Panels are installed. Should the owner sell the unit, the maintenance agreement must be transferred to the new owner with the same terms and conditions.
12. Any future repairs, such as water leaks and broken tiles, to that section of the roof will be the responsibility of the owner and must be carried out by a reputable contractor approved by the Body Corporate.
13. Only Body Corporate approved contractors, registered at ECA and/or ECB are permitted to install solar power solutions in Country Walk.
14. Approved Contractors:
  - a. Luthtech
    - i. Contract Details  
William Wood  
Cell: (+27)65 289 8479  
Email: [info@luthtec.co.za](mailto:info@luthtec.co.za)
    - ii. Solar Power Solutions
      1. Victron
  - b. PC World
    - i. Contract Details  
Frans Strauss  
Cell: (+27)82 538 0487  
Email: [info@pcworld.co.za](mailto:info@pcworld.co.za)
    - ii. Solar Power Solutions
      1. Victron
      2. Sunsync
      3. Kodak

- c. Global Green Energy
  - i. Contract Details  
Clarise  
Cell: 066 512 1850  
Email: [info@globalgreenenergy.co.za](mailto:info@globalgreenenergy.co.za)
  - ii. Solar Power Solutions
    - 1. Victron
    - 2. Sunsync
    - 3. Deye
    - 4. LuxPower
- d. PMC Solar
  - i. Contract Details  
Estiaan Barnard  
Cell: (+27)72 933 0807  
Email: [info@pmcsolar.co.za](mailto:info@pmcsolar.co.za)
  - ii. Solar Power Solutions
    - 1. Sunsync
    - 2. Deye

### **Solar panels for Water Geysers – (direct system only)**

1. Only direct water geyser systems are permitted and a maximum of 2 PV panels (2m<sup>2</sup>) are permitted per unit.
2. Owners must take note of the following technical and statutory regulations and must fully comply with them:
  - a. Appropriate Lightning / Surge protection
  - b. All wiring must be SANS 10142 compliant.
  - c. Certificate of compliance as per SANS 10254 (plumbing).
  - d. Thermal cut-off switch (AC and DC elements).
3. A solar water geyser system must be installed in full compliance to the requisite installation requirements. Such installation may only be done by a duly authorised person in compliance with the prevailing plumbing and electrical regulations, and a Certificate of Compliance (CoC) issued to this effect.
4. The Body Corporate must ensure appropriate standardisation regarding the specification of PV panels.
5. The panel structure must be anchored to the roof trusses. The owner must obtain a structural engineering report, that the structure will support the installation.
6. The frames of all PV modules (Solar Panels) must be bonded to earth for all installations. The mounting structures of all PV modules must be bonded and earthed for all installations.
7. Following the installations, the owner is required to provide the Body Corporate with a copy of a roof structure engineer's report.
  - a. Approved Structural Engineer:  
Procedo Consulting Engineers (PTY) Ltd  
Contract Details  
Eugene Gouws  
Cell: (+27)82 828 6620  
Email: [procedo.consulting@gmail.com](mailto:procedo.consulting@gmail.com)

8. A solar water geyser system must be installed in full compliance to the requisite installation requirements. Such installation may only be done by a duly authorised person in compliance with the prevailing plumbing and electrical regulations, and a CoC issued to this effect.
9. The owner must provide the requisite CoC to the Body Corporate, who in turn will be obliged to place it on record and provide insurers with a copy.
10. The Body Corporate must maintain an accurate record of which units have Solar Water Geysers installed and must, upon written request from the Homeowners Association (HOA), provide same.
11. Upon installation of Solar Panels, the owner takes full responsibility for the section of the roof upon which the Solar Panels are installed. In that regard, the owner of the unit must enter into a maintenance agreement with the Body Corporate for the maintenance of that section of the roof on which the Solar Panels are installed. Should the owner sell the unit, the maintenance agreement must be transferred to the new owner with the same terms and conditions.
12. . Any future repairs, such as water leaks and broken tiles, to that section of the roof will be the responsibility of the owner and must be carried out by a reputable contractor approved by the Body Corporate.

**Should the owner sell the unit, the maintenance agreement must be transferred to the new owner with the same terms and conditions.**

Country Walk Unit Owner

Owner (Name & Surname): \_\_\_\_\_

Signature \_\_\_\_\_

ID Number \_\_\_\_\_ Date \_\_\_\_\_

I, the undersigned undertake to adhere to the requirements, specification, provisions for alterations and amendments to the unit as specified in this agreement and that all rules of the HOA and Country Walk Body Corporate have been adhered to.

Agreement Approved / Rejected:

Specifications applicable to agreement / Request (if approved)

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1st Signature

Trustee \_\_\_\_\_ Date \_\_\_\_\_

2nd Signature

Chairman \_\_\_\_\_ Date \_\_\_\_\_

3rd Signature

Pretor \_\_\_\_\_ Date \_\_\_\_\_