

Permanent Standby Back-Up Electric Generator Policy

Dated 3/12

This following sets forth the approved **Ledgewood Hills Condominium Association** policy regarding **permanently installed back-up standby electric generators**.

Application for Approval

Each unit owner must submit a request for approval prior to installation of the unit. Units cannot be installed without written approval. As part of that request a layout drawing must be provide defining the proposed generator location.

Contractors

All contractors hired by the unit owner must be licensed and insured. No unit owner may install a generator themselves or have any non-licensed or non-insured contractor install the generator.

Installation

All generators must be installed only by licensed and insured electricians and plumbers. All generators must be pad mounted.

Location

Generators must be located next to, or near, the unit's existing central A/C unit which is in the rear of the unit. They cannot be installed in the front of a unit. Generators may only be installed on the side of a unit with special Board of Directors approval based on a unit-by-unit basis.

Code

Installation must strictly comply with all applicable City, State, and/or Federal requirements/codes, industry standards, laws, and regulations, as well as the manufacturer's specifications.

Permits

Any and all permits must be obtained. Both a 'mechanical' and an 'electrical' permit are required.

Fuel

All generators must be connected to the unit's existing natural gas line. No gasoline or propane fueled generators are allowed.

Noise

Installed generators must not produce more noise than the typical central A/C unit, which characteristically produces noise levels of between 69 and 82 dB. Therefore, permanently installed generators may not exceed 82 dB.

Usage

Generators may only be used during power outages. They cannot be used to replace, or as a substitute for, the utility company provided electricity. Generators may, however, be cycled on and off as needed per the manufacturers specifications for testing.

Size

Installed generators must be similar in size to typical central A/C units, which are approximately 3 feet x 3 feet x 3 feet.

Solar Panel

Generator enclosures must not contain or be attached to any solar panels.

Look / Color

Generators ‘can’ and ‘must’ look just like central A/C units. They must have an exterior color consisting of white, off white, beige, tan, cream or other similar color. They cannot be green, blue, yellow, orange, etc. in color. When possible, the generator should be a similar color to the unit owners’ current A/C unit.

Ownership and Maintenance

Ownership and maintenance, per the By-Laws, resides with the unit owner.

Common Area Damage

Unit owners must ensure that they, and the contractors they hire, take care so as to not damage any Association common areas such as curbs, sidewalks, lawns, shrubs, flower beds, etc. Any damage created shall be repaired to the Association’s satisfaction by the unit owner within 30 days. Otherwise the Association may repair the damage and invoice back to the unit owner the cost for such.

Landscape Modification / Change

Any and all landscape damage or modification must be restored or re-landscaped to the Association’s satisfaction. The Association, at its sole discretion, may require the owner during installation (or within 30 days after installation) to install additional landscaping, shrubbery, plantings, etc. to aid in concealing the unit and/or improving the installation’s visual appearance or aesthetics to others.

Association Rules and By-Laws

All of the Association’s existing Rules and By-Laws must be complied with at all times.

Property Manager / Board Notification

The Association’s property manager must be notified prior to, and then after, the generator is installed so that it may be inspected for policy adherence. Failure to comply with this policy will result in either becoming compliant within 15 days or removal of the installation at the unit owner’s expense.

Typical Landscaped Crushed Stone Pad and Unit

