

# Design Standards - Generator Addendum



## GENERAL OVERVIEW:

An electrical generator (Standby or Portable) is permitted with prior Home Owners Association approval to provide electric power during power outages only. Only one generator per home is permitted. Follow these guidelines when choosing a generator and when submitting a Property Modification Request application.

- Standby generators are to be fueled by the Homeowner's natural gas line, be stationary, and must be properly anchored.
- Portable generators are to be fueled by gasoline or natural gas.
- The generator must be installed no closer than 10 feet from the front corner of the house and no closer than 2 feet from any side property line if installed in a side yard. If the generator is installed in the rear of the home, the generator may not extend beyond the projection of the side line of the home and can be placed no closer than 5 feet from a rear property line. No generator may be installed closer to an adjoining property structure than it is to the structure on the applicant's property. No generator can be installed in the front of a home.
- The generator must be connected to the electric house wiring through a transfer switch (to prevent "back feeding" power into utility lines) which must be installed per all applicable codes and inspected by all the appropriate officials.
- The generator system shall be designed for residential use and comply with all national and local codes and all manufacturers installation guidelines. Evidence of compliance of all local codes specifically relating to location must be detailed in the Property Modification Request Application for reference only.
- The manufacturer's specification sheet, including the decibel level for the generator to be installed, must be included in the Property Modification Request Application.
- Owner must obtain all necessary state and local approvals before installation and provide final approvals to the HOA before placing generator into operation.
- If the generator has a test exercise package included, the operating time of the cycle shall be during the day between the hours of 9:00am and 5:00pm.
- All generators installed must have a manufacturers sound emissions rating of less than 68 DBA measured at (7) meters during normal operations to be approved by the Board and must operate at less than 68 DBA measured at seven (7) meters to operate.
- All standby generators must have landscaping installed to screen the unit from the street and rear yards within 6 months of the generator installation.
- Any portable generators cannot be stored in any yard and must be removed from a yard within 8 hours of power being restored.