

**MAPLE RIDGE CREEK VILLAGE
CONDOMINIUM ASSOCIATION POLICIES**

POLICY NUMBER: MRC036
**POLICY TITLE: PERMANENTLY MOUNTED NATURAL GAS
GENERATORS***
POLICY ADOPTED: OCTOBER 30, 2014
POLICY REVIEWED: SEPTEMBER 25, 2017, JANUARY 18, 2021
POLICY REVISED:

POLICY STATEMENT:

The installation of a permanently mounted natural gas generator can be allowed outside of a co-owner's unit under the following conditions.

1. The co-owner is responsible for securing appropriate building permits from the City of Rochester.
2. Installation must be made by a licensed contractor, and must comply with all applicable residential, mechanical and electric codes.
3. The approved location of the generator must be at the rear of the unit and at least 5ft. away from the point where the requesting co-owners' unit meets the unit belonging to the roof mate. Distances from doors and windows must follow manufacturer specifications and be compliant with municipal codes, but cannot be less than 5 ft.
4. The generator must be installed on a pad of concrete.
5. The co-owner is responsible for the relocation of any affected components from the Association irrigation system
6. The co-owner may be required to complete cosmetic modifications in the area immediately surrounding the generator. The cost of these modifications will be the responsibility of the co-owner. The co-owner will also be responsible for maintaining the appearance of this area.
7. All electric and gas lines must be run within the basement of the unit to an area of the basement wall which is at the rear of the generator. They must then be buried according to any applicable codes from the outside wall of the unit to a point immediately at the back of the generator.
8. Generator decibel level must register 70db or lower at a point 25 feet from the source
9. General periodic testing is permitted during weekdays between 9 AM and 5PM
10. All approvals shall be conditioned on the co-owner signing the Association's **Modification and Alteration Agreement**, which shall be

recorded against the unit title to place all subsequent co-owners of the unit on notice of their obligations with respect to the installation and any required or general maintenance. The costs incurred by the Association to prepare and record the Agreement shall be payable in advance of installation by the co-owner.

- 11.** Any increased maintenance costs incurred by the Association as a result of the installation will be reimbursed to the Association within 30 days of invoicing to the co-owner(s).
- 12.** Co-owner understands that, should the municipality or any regulatory agency require, at any time in the future, modifications to the installation or equipment, the same shall be promptly done by and at the co-owner(s) expense.

*** NOTE: Co-owner's must submit a MODIFICATION REQUEST FORM to the Management Company. APPROVAL must be obtained PRIOR to having the work started.**