

**POLICIES AND CLARIFICATIONS FOR WHOLE-HOUSE
PERMANENTLY-INSTALLED GENERATORS
BOARD APPROVED OCT. 23, 2006**

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Preamble: This document has been updated to conform to the formatting approved by the BOD in 2014, and to include the Declarations reference text. Otherwise, the policies are unchanged and contain the exact original text.

Declarations 5.02: “Each OWNER shall maintain his UNIT and all improvements upon his LOT in first class condition, except those portions of his UNIT and LOT which are to be maintained by the ASSOCIATION as discussed above. Included within the responsibility of the OWNER, shall be roofs, windows, screens, sliding glass doors, garage doors and doors on the exterior of his UNIT, and framing for same; all landscaping and improvements within any fenced or walled-in area of the OWNER's LOT; and all fences on the LOT, all of which shall be maintained by the OWNER in good condition and repair and in a neat and attractive manner”.

Policies: This policy addresses the installation of permanently installed electrical generating equipment, including units intended solely for backup power during utility outages.

Due to the size, noise, and appearance of these units, and the close proximity of residence units within the Parkside Community, the installation of whole-house permanent electrical generating equipment is NOT permitted. Any such installation is considered to be a material alteration of the building structure, and is therefore a violation of the Declaration of Covenants and Restrictions for Parkside Place. As such, any such installation is subject to removal by the Board at the owner's expense.

The Board recognizes that un-interruptible electrical power may be required to support certain medical life-support equipment needed by a resident. In this specific case, the resident must still request approval from the Board PRIOR to installation, as well as the usual government agency permits. If so presented, the Board may choose to allow a temporary installation of such equipment, in accordance with the following guidelines:

- 1) the equipment is to be used ONLY during normal utility outages;
- 2) the equipment is placed ONLY in a location determined acceptable by the Board;
- 3) the equipment is REQUIRED due to medical or life-support needs, which is substantiated by a WRITTEN opinion from a medical doctor to that effect, and which also must state why a temporary/portable generator is not adequate;
- 4) the equipment is CERTIFIED by the manufacturer for use in a life-support or medical-support role.
- 5) the resident agrees, IN WRITING, to remove the equipment (at his expense) prior to sale of the residence, or at such time as he/she is no longer permanently residing in the Unit; and assumes all responsibility for notifying any prospective buyer or tenant of this requirement.

The Board, in determining a suitable location for the equipment, should primarily consider the noise, exhaust fumes, and aesthetics of the installation as it affects the neighboring units; cost and convenience of the installation should be secondary considerations.

Further, the Board may at any time impose additional restrictions or requirements, such as additional landscaping surrounding the equipment, or additional noise abatement, to be installed at the owner's expense.

In considering a temporary installation, the medical condition of the OWNER(s) of the unit will be the primary focus, although the Board may extend its consideration to the owner's other immediate family members (children, parents, spouses) solely at its option.