

**Sewickley Heights Manor Homes Association
Architectural Control Committee ("ACC") Generator Policy**

This Generator Policy is written in accordance with the Sewickley Heights Manor Homes Association's General Regulations Governing Buildings and Grounds. Within this policy the term "Owner's grounds" refers to the grounds of the Manor located within the Owner's lot on which his/her unit is located. This is a strip of land usually less than 3 feet wide which runs along the outside walls of an Owner's unit. The term "Manor grounds" refers to the common areas, roadways other than township roads, and all grounds beyond an Owner's lot.

I. Standby Whole House Generators.

The installation of natural gas standby whole house generators on Manor grounds is prohibited by the Architectural Control Committee and will be enforced by the Board of Directors unless prior approval is given by the Architectural Control Committee and the Board of Directors. The installation of natural gas standby whole house generators will be permitted if the conditions outlined below are met.

- A. Location: the generator must be located on Owner's grounds near existing installed equipment, i.e. heat pump or air conditioning unit. The exhaust must be kept away from the Owner's and the neighboring unit's doors and windows. If applicable, the generator's electrical panel must be installed on the Owner's townhouse exterior wall.
- B. Decibel level must not exceed 65 db. from a distance of 10' from the generator.
- C. The generator is only to be used during electrical power outages..
- D. In order to maintain architectural harmony related to the appearance of the grounds of the Manor and the Owner's grounds, permanently installed generators and related panels must be concealed with shrubbery approved by the Landscaping Committee or screening approved by the Architectural Control Committee at the Owner's expense.

II. Portable Generators.

Portable generators must be stored in the Owner's garage when not in use. Usage is only permitted during an electrical power outage.

The Board reserves the right to order an Owner to remove any unauthorized installation at his/her own expense as stated in the Sewickley Heights Manor Homes Association's General Regulations Governing Buildings and Grounds. The Board also reserves the right to commence court proceedings to have the installation removed at the sole expense of the Owner, including reasonable attorney fees and costs incurred by the Board if the Owner does not dismantle the installation after 60 days of written notice from the Board.

APPROVED BY SHMHA
BOARD OF DIRECTORS
8/24/12

DATE