

**South Cove Heights Condominium Association**

Grantham, New Hampshire

December 2018

The Board of Directors of the South Cove Heights Condominium Association, located in the Town of Grantham, County of Sullivan and State of New Hampshire, pursuant to the Bylaws of the Association, held a meeting on December 27, 2018; a quorum being present, unanimously voted as follows:

WHEREAS: The Board of Directors, to insure the health, safety and welfare of all residents and to protect the property within the community, establishes the following standards for the installation and use of portable electric generators by all persons within the South Cove Heights Condominium community.

THEREFORE: The Board of Directors, in accordance with Article 3.1 under Section III of the South Cove Heights Bylaws hereby votes to adopt the following Rule to insure the safe installation and use of portable electric generators in the South Cove Heights Condominium property. This Rule shall be recorded in the Sullivan County Registry of Deeds and sent to all Unit owners before becoming effective.

The South Cove Heights Board of Directors approves the installation of emergency electric generators in Units under the following mandatory requirements:

1. Generator
  - a. The generator shall be portable.
  - b. The noise level of the generator shall not exceed 60 dB(A) at rated output.
  - c. The generator shall be equipped with an automatic throttle so as to reduce noise under reduced load conditions.
2. Installation Requirements
  - a. The Unit owner shall submit a written request to the Board of Directors prior to commencement of any work. The request must include the following:
    - Generator manufacturer, fuel type, noise level at rated output.
    - Electrical contractor name, license number, contact information
    - Proposed storage location.
    - For generators powered by propane:
      - A description and location of work necessary to connect to the existing propane tank/line must be provided;
      - All work must be performed by a licensed propane technician
        - Technician name, license number, contact information
  - b. All generator installations shall comply with the safety requirements specified by the State of New Hampshire at:  
<https://www.nh.gov/safety/divisions/firesafety/bulletins/documents/2012-03ResidentialGeneratorSafety.pdf>.
    - Generator installation shall also comply with any requirements of the Grantham Fire Department;
  - c. The Unit Owner shall be responsible for obtaining any approvals and conditions required by the Town of Grantham and/or the Eastman Community Association prior to the commencement of any work.
  - d. Electrical access to the generator shall be only via a transfer switch of proper amperage and serviceability.

## South Cove Heights Generator Policy, December 27, 2018

- e. Installation must be accomplished by a NH-licensed electrician. Written verification of completion of the proper installation shall be submitted to the Board of Directors to be kept on file.
  - f. Gasoline shall not be stored in the Unit or Limited Common Area.
  - g. If the generator is powered by propane, proper connection must be made on the Unit owner's side of the respective Unit's propane utility meter and must be installed by the Unit Owner's propane supplier.
  - h. The Unit Owner shall be responsible for notifying the power company [Currently Eversource] of the installation.
3. Usage Guidelines
- In addition to user compliance with the residential generator safety information provided in the State of NH Information Bulletin #2012-03, the following mandatory conditions apply:
- a. The generator shall be operated only during power outages or for routine maintenance testing.
  - b. When in use, the generator must be placed a minimum of 10 feet from the closest part of any building, including decks and/or porches. The generator's muffler must face away from any building.
  - c. Between the hours of 10:00 PM and 8:00 AM, generator usage must be minimized as much as possible. Routine testing must not take place during this time period.
  - d. Storage must be outside the Unit, under the deck where possible.
  - e. When not in use, the generator must be securely covered with a brown or camouflage-patterned tarp.
4. Compliance
- Failure to comply with this Rule shall constitute an intentional violation of this rule and result in the Board of Directors directing that the resident immediately ceases using the generator and order the removal of the generator from the property. The Unit Owner shall be responsible for any guests and/or tenants using the generator and for all expenses associated with any violation of these rules and/or the cost of enforcement.

Voted and Adopted by the Board of Directors on this 27 day of December 2018.

South Cove Heights Board of Directors

Donald Hooper

—  
Jay Welsh

Robert Koester

***Note: Recorded in the Sullivan County Registry of Deeds Book 2065 Page 109***