

West Cove “A” CONDOMINIUM ASSOCIATION
Grantham, New Hampshire
December, 2012

The Board of Directors of the West Cove “A” Condominium, located in the Town of Grantham, County of Sullivan and State of New Hampshire, pursuant to the Bylaws of the Association, met on December 12, 2012 a quorum being present and 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, establish the following standards for the installation and use of portable electronic generators by all persons within the West Cove “A” Condominium community.

THEREFORE: The Board of Directors, in accordance with Article V. Section 9 of the Bylaws hereby votes to adopt the following Rule to insure the safe installation and use of portable electric generators in the West Cove “A” Condominium property. This Rule shall be recorded in the Sullivan County Registry of Deeds and sent to all unit owners before becoming effective.

Rule 1-GEN

No Emergency Generators may be used on the property without the prior written consent of the West Cove “A” Board of Directors. Emergency Generators may only be used in the event of an emergency power outage. An emergency power outage is defined as any power outage that lasts for more than 2 [Two] hours. The Board may waive any provision of this Rule so long as such waiver does not endanger the common elements and the health and safety of the residents.

Improper installation and use of emergency portable generators endanger the health, safety and welfare of the residents and the common elements of the Association and users shall follow the guidelines set forth below:

1. To prevent “back feed” into the power grid, as required by applicable laws, no generator may be used on the property unless connected to a transfer switch of proper amperage and serviceability. The transfer switch must be properly sized and installed by a NH Licensed Electrician and written verification of proper installation must be submitted to the Board of Directors to be kept on file.
2. Only portable, emergency electric generators are allowed. These may be powered by gasoline or propane, or may be a tri-fuel model. If propane is used, proper connection must be made on the unit owner’s side of the respective unit’s propane utility meter and is to be installed by the Unit Owner’s propane gas supplier.
3. When in use, the generator shall be placed a minimum of 10’ from the closest part of any building, including decks and/or porches. The generator’s muffler shall be faced away from any building to reduce exhaust and sound emissions.

4. To insure quiet enjoyment of all residents, the Board of Directors respectfully requests that there be minimal operation of your generator between the hours of 10:00 PM and 6:00 AM, unless medically necessary.
5. Generators must be properly stored when not in use. Storage in basements is not allowed. Generators must be stored under the deck where deck height allows or on a deck when under deck storage is not possible. When not in use, generators must be covered with a tightly secured brown tarp.
6. Gasoline or diesel fuel may not be stored in the Unit or Limited Common Area.
7. All generator installations shall comply with the safety requirements of the State of New Hampshire at:
<http://www.nh.gov/safety/divisions/firesafety/building/electrician/documents/InformationalBulletinonResidentialGeneratorSafety7-14-09.pdf>
8. All generator installations shall be inspected and comply with any requirements of the Town of Grantham, Fire Department and Building Department. The Unit Owner must also obtain any approvals and/or permits required by the Eastman Community Association. Unit Owner must provide the Association with copies of all approvals and/or permits prior to the commencement of any work.
9. The Unit Owner must register the generator with PSNH and abide by all PSNH rules regarding the use of portable generators.
10. 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 cease using the generator and order the removal of the generator from the property. Failure to comply shall also result in a fine of \$500.00 and further legal action as necessary. 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 or the cost of enforcement.

Voted and Adopted by the Board of Directors this 12th day of December, 2012.

West Cove "A" Board of Directors

Ernest Mills

Ernest Mills,

Robert Jeffers

Robert Jeffers,

Carol Armstrong

Carol Armstrong