

**TOWER LAKES CONDO ASSOCIATION
Board of Directors**

Procedural Policy: 2022-03

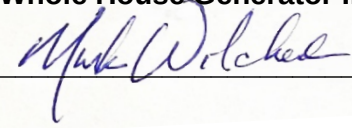
Subject: Whole House Generator

Date: December 15, 2022

Effective Date: December 15, 2022

Revision Date: June 17, 2026; April 8, 2025; November 21, 2023

Reference: Whole House Generator Installation Policy

Authority: , President, Board of Trustees

NEW POLICY

Residents of the Tower Lakes Community wishing to install a whole house generator are to follow the guidelines below:

1. **A variance request MUST be submitted for approval prior to installation.**
2. **Installation Contractor MUST be** registered with the **City of Mansfield**, Licensed, Insured.
3. **Codes and Permits**
Installation must comply with all City of Mansfield enforced local City Ordinances, the Ohio Building Code, the Residential Code of Ohio, and the Ohio Fire Code.
4. **Approved Location Required**
Before installation, the proposed generator location **MUST** be clearly marked by the registered contractor for review and approval by:
 - o Minimum of three (3) Board members, and
 - o All Unit Owners in—Quad / Double / Stand-Alone* *(neighboring Unit Owners on both sides)
5. **Placement Guidelines**
 - o Generators may **NOT** be installed in front of **ANY** dwelling unit.
 - o Generators **MUST** be placed as close to the rear of the property as possible.
 - o Units located in the middle of Quad buildings must place generators within their patio or deck area or the side (end) of the building.
 - o Placement should consider noise reduction for neighboring residents.
6. **Installation Requirements**
 - o Generators must be installed according to the manufacturer's specifications.
*See page 3, "3.1 – Site Selection"
 - o Units must be mounted on a composite slab for stability and noise reduction.
 - o Generators must be placed in a mulched area to allow for easy mowing, and screened with landscaping when possible.
 - o A minimum clearance of five (5) feet must be maintained from windows, doors, and other wall openings.

***** PAGE 2 OF THIS POLICY MUST BE COMPLETED AND SUBMITTED
ALONG WITH A VARIANCE REQUEST FORM. *****

Reference: Whole House Generator Installation Policy

The Board of Directors requires that a completed **Variance Request Form**, along with this completed form (Procedural Policy 2022-03), **be submitted and approved prior to the purchase of materials or the commencement of any work** related to the installation of a generator.

Unit Owner & Contractor must agree to the following:

Initial Below:
Unit Owner / Contractor

1. **Contractor:** Registered with the City of Mansfield (required) to do the permitted work. (Unit Owner's responsibility) * _____
2. **Insurance:** Contractor's proof of insurance is required to be submitted along with Variance Request. (Unit Owner's responsibility) * _____
3. **Permit(s):** As the Unit Owner, I understand it is MY responsibility to comply with the City of Mansfield, Ohio building codes and permits, zoning regulations, related city ordinances, permits, inspections, application(s) and pay for related fees. _____
4. **Installation:** Per manufacturer's specifications, City of Mansfield's Codes and Permits, Tower Lakes Procedural Policy 2022-03. _____
5. **Weekly Exercise Cycle:** Program Monday—Friday between 10:00 AM - 3:00 PM. _____

Unit Owner's Name: _____

Building Number: _____ Address: _____

Contractor's Name: _____ Phone: _____

Contractor's Signature: _____ Date: _____

Building Representative: _____ Date: _____

Board Approval: _____ Date: _____

**PURCHASE AND INSTALLATION CAN ONLY BEGIN AFTER
THE BOARD OF DIRECTORS' APPROVAL.**

** It is the responsibility of the Unit Owner to obtain and submit all required documentation and signatures, along with the completed Variance Request Form and this policy document, for review and approval by the Tower Lakes Board of Directors.*

Variance requests are reviewed during the Board's monthly meetings. Manufacturer or dealer "specials" do not qualify for expedited or rush approvals.

Please allow sufficient time for the review and site approval process. To avoid delays, ensure that all required information, documentation, and signatures are included with your submission.

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Reference: Whole House Generator Installation Policy

3.1 — Site Selection

