



THE VILLAGE OF BLUE HERON PINES

Architectural Design Review Committee

Guidelines for Installation of

Permanent Automatic Backup Generators

March 2013

The Village of Blue Heron Pines
Permanent Automatic Backup Generator Specifications
and Guidelines

1. The homeowner will submit a formal application on the enclosed form directly to the ADRC through the management company. Before conditional approval can be extended, the form must be filled out **COMPLETELY**, and properly signed by all affected neighbors.
2. The application must accompany a drawing of the property indicating the primary residence as well as the location of adjacent residences. This drawing is to include the location of the proposed generator indicating distances from all adjacent residences. All landscaping that will be incorporated in masking of the proposed generator is to also be indicated on the drawing.
3. The Township of Galloway requires a permit to install a permanent backup generator. A copy of the permit must be included in the application to the ADRC. Galloway also requires an inspection of the plumbing (natural gas connection), electrical and total installation. Copies of the inspection results must be forwarded to the ADRC to receive final approval of the proposed installation.
3. The generator must be placed on a suitable pad of concrete or masonry pavers.
4. The generator fuel **must be** natural gas. Permanent automatic generators cannot be fueled by gasoline, diesel, or propane. The use of propane would require the installation of propane tanks on the property, a violation of our guidelines already in effect.
5. The noise levels emitted by the generator during operation must not exceed 88db. This volume, though high, does not exceed that of a powered lawnmower. It should be understood that backup generators will only be utilized during periods of power outages, and not as an adjunct to the power supply commonly available to the homeowner.
6. The area immediately surrounding the generator must be kept free from debris, landscaping, leaves and other items which may impede the operation of the generator, or cause a potential fire hazard.

7. The automatic backup generator must be equipped with an automatic transfer switch. The switch must be rated to the capacity of the generator and the demand. The installation of this requires an inspection by the Township of Galloway **before any final approval and usage of the generator is permitted!** It is strongly advised that the installation of this, and the total installation, be performed by a licensed electrician, and plumber (for the connection of the natural gas line).

On the following pages you will find copies of the applications, communications, acknowledgements, approvals and disapprovals which are possible. You will be responsible for the completion of the Application for the Installation of a Permanent Backup Generator, Installation and Compliance Form, and the Installation and Maintenance Waiver. Upon receipt of all completed forms, the ADRC will meet and discuss the proposals and determine the outcome. Following that, (usually a period of less than 5 business days), you will receive a Conditional Approval, conditional with regard to the satisfactory completion as you defined and submission of all required inspections by Galloway Township. When all work is completed, you will receive a Final Approval, signed by the Chairman of the ADRC, copies to the management company. If, for some reason, the application is denied, you will receive a disapproval notice outlining the reasons and requirements necessary to proceed. **Remember, you must have a Conditional Approval before proceeding with the installation!** It is understood that in certain circumstances the installation of the backup generator must be immediately installed to preserve the health of the homeowners. In these instances, the chairman of the ADRC has the power to grant immediate conditional approval. However, it is still the responsibility of the homeowner to complete all requirements herein described to comply with this guideline.

VILLAGE OF BLUE HERON PINES
ARCHITECTURAL DESIGN REVIEW COMMITTEE
APPLICATION FOR A PERMANENT BACKUP GENERATOR

(FORM 032013)

DATE SUBMITTED: _____

APPLICANT(S) NAME(S): _____

ADDRESS: _____

BLOCK: _____ LOT: _____

MODEL TYPE: _____

DESCRIPTION OF WORK: _____

ATTACH ADDITIONAL SHEETS IF NECESSARY

NAME & ADDRESS OF LICENSED INSTALLATION COMPANY

ESTIMATED STARTING DATE: _____

ESTIMATED COMPLETION DATE: _____

AFFECTED ADJACENT NEIGHBORS SIGNATURES

NAME	SIGNATURE	ADDRESS
NAME	SIGNATURE	ADDRESS
NAME	SIGNATURE	ADDRESS

Drawing of plot showing primary residence, adjacent residences, driveways, walks, landscaping both existing and proposed, location of generator, and distances to neighbors.

Additional sheets may be incorporated, as well as professionally prepared drawings.

Below, describe the generator including all specifications relating to manufacturer, size, capacity, noise level, and all other pertinent data. A copy of the manufacturer's data sheets will suffice.

VILLAGE OF BLUE HERON PINES
ARCHITECTURAL DESIGN REVIEW COMMITTEE

**PERMANENT BACKUP GENERATOR ACKNOWLEDGEMENT
AND COMPLIANCE FORM**

Date: _____

TO: Architectural Design Review Committee

I(We) acknowledge receipt of the “Permanent Backup Generator Specifications and Guidelines” as published by the *Village of Blue Heron Pines* and will comply with all requirements in addition to local, state and federal codes, regulations and/or requirements relating to permanent backup generator installation and design. Failure to comply with all requirements may result in the Association taking corrective action at my expense.

I(We) understand the approval is to install the permanent backup generator is valid for ninety (90) days and the work must be completed within a reasonable time frame, not to exceed ninety (90) days, as determined by the complexity of the project. Failure to complete the installation within this timeframe may result in the Association taking corrective action to finish the installation or have it removed at my expense.

I(We) hereby agree to pay the cost of any such action taken by the Association.

Homeowner's Name

Homeowner's Signature

Address

Phone Number

Alternate Phone Number

Received by Chairman ADRC

Date

VILLAGE OF BLUE HERON PINES
HOMEOWNER'S ASSOCIATION, INC.
ARCHITECTURAL DESIGN REVIEW COMMITTEE

DATE _____

INSTALLATION AND MAINTENANCE WAIVER

In consideration on approvals granted by the Association, and the ADRC, for the installation of a permanent backup generator, made to the home indicated below, the undersigned agrees that should actual installation adversely affect drainage or other normal usage of common facilities or that of another home, that, at the undersigned's sole cost and expense, appropriate modifications will be made to the installation to eliminate the adverse effects.

The below named property is hereby restricted in that I herein, and my heirs and assigns, shall indemnify and hold harmless the Association & ADRC for any and all maintenance responsibilities of the below mentioned home where such maintenance results from, directly or indirectly, the above installation.

IT IS FURTHER UNDERSTOOD THAT THE APPROVAL BY THE ARCHITECTURAL DESIGN REVIEW COMMITTEE AND/OR THE BOARD OF TRUSTEES SHALL NOT BE DEEMED A WAIVER OF THE HOMEOWNER'S OBLIGATION TO REMOVE OR MODIFY THE PERMANENT BACKUP GENERATOR WHICH, AS CONSTRUCTED, ADVERSLY IMPACTS ON ASSOCIATION PROPERTY OR THAT OF ANOTHER HOMEOWNER.

Name of Homeowner (Please Print)

Signature of Homeowner

Address

VILLAGE OF BLUE HERON PINES
ARCHITECTURAL DESIGN REVIEW COMMITTEE

CONDITIONAL APPROVAL

Approval Date _____

Homeowner _____

Home Address _____

The Architectural Design Review Committee of the Property Owner's Association has conditionally approved your proposal for the installation of a permanent backup generator based on the documentation you have submitted. The approval is conditioned upon the following:

1. Receipt of a copy of the Permit from Galloway Township
2. Copies of the inspection reports from the Galloway Township Code Enforcement Department
3. No change is made without prior approval to the plans, as originally submitted and approved, during the course of construction.
4. A final visual inspection by the chairman of the ADRC, or his assigns, of the completed installation

Installation may proceed upon receipt of this conditional approval.

Final approval will be granted following the inspection by the ADRC.

Date

ADRC Chairman

VILLAGE OF BLUE HERON PINES
HOMEOWNER'S ASSOCIATION, INC.
ARCHITECTURAL DESIGN REVIEW COMMITTEE

Name _____ Date _____

Address _____

Dear _____,

Your application to the Architectural Design Review Committee for the installation of a permanent backup generator is being returned to you, **WITHOUT ACTION/DISAPPROVED**, for the following reason(s):

- _____ Insufficient or missing specifications
 - _____ Insufficient or missing drawings
 - _____ Incomplete application form
 - _____ Incomplete or missing Installation Acknowledgement and Compliance Form
 - _____ Incomplete or missing Installation Maintenance Waiver Form
 - _____ Other _____
- _____
- _____
- _____

Please complete or attach the missing information and return your application for processing by the ADRC. You are reminded that modifications or installation are not to commence until the necessary approvals have been received.

Please contact _____ at () _____ to schedule an inspection date or further information. Thank you for your cooperation

ADRC Chairman

cc. ADRC resident file