VILLAGE AT MOUNT HOPE BAY
CONDOMINIUM ASSOCIATION

EMERGENCY GENERATOR POLICY

This policy shall govern the operation, installation and safety guidelines for emergency generators.

Permanently Installed Generators: Due to non-emergency operational noise from routine testing cycles and the overall aesthetics of permanently installed generators, permanently installed emergency generators will not be allowed on Common Area or Exclusive Use (Limited) Common Areas at the Village at Mount Hope Bay.

Temporary Portable Generators: Temporary portable generators must be wired via a manual transfer switch as described below and may be used only for an emergency condition that results in a loss of power. The hours of operation shall be limited to the duration of the emergency condition. An emergency generator is not intended to be, and shall not be, used as a primary means of power for any homeowner outside of emergency conditions.

Emergency conditions are a general or partial loss of power to the community or your residence. Loss of power due to disconnection or interruption of power service because of billing disputes or other private matters between the homeowner and the electrical provider are not considered emergency conditions.

1. Storage of a portable generator is <u>only</u> allowed within the unit's garage. If liquid fuel, a single container will be allowed to be stored within the townhouse's garage.
   a. Temporary portable generators are not intended to be, nor will they allowed to be, permanently installed on Common Area or Exclusive Use (Limited) Common Areas. The temporary portable generator must be wired via a manual transfer switch
      i. One extension cord is allowed between the generator and the manual transfer switch or an outside receptacle connected to the transfer switch; no other extension cords from the generator are allowed.
      ii. The transfer switch must be installed by a licensed electrician.
      iii. The unit owner or resident must furnish documentation to the property manager that a transfer switch has been professionally installed before using a portable generator.
      iv. The unit owner or resident must secure applicable permits from the Town of Tiverton and provide this documentation to the property manager before using a portable generator.

2. Gasoline, propane, and natural gas are acceptable fuel sources. Diesel fuel is not allowed. All fuel must be stored in accordance to local laws and regulations.
3. The decibel level when the generator is running may not exceed 70db.
4. The generator must be operated on the unit's driveway. However, generators that run exclusively on natural gas may be used on the rear of the unit near the external gas connection.
5. The generator may not be placed closer than 5 feet from the unit.
6. The generator may only power a single home. There shall be no extension cord or temporary or permanently installed cross connect cable between units.
7. Gasoline powered portable generators may not be stored in a basement nor shall the fuel for said generator be stored in the basement of any home.
8. This policy is in addition to all operating instructions provided by the generator manufacturer. The generator must be operated as directed by its instruction manual.
9. The Board of Directors reserves the right to change, alter or amend any part of this policy.

Indoor Backup Battery Systems: There are non-mechanical, non-internal combustion engine backup power systems available on the market. They use large battery banks to energize a limited number of circuits in a home. The batteries are charged by the electrical power supply. These systems can provide uninterrupted power for vital emergency use items such as a refrigerator, key outlets or furnaces. These systems are designed for short-term use up to 4 days in an extended loss of power event. The systems are installed indoors and are suitable for limited use in the Midrise and townhouse units.

Emergency backup battery systems are not intended to be, nor are they allowed to be, permanently installed on any Common Area or Exclusive Use (Limited) Common Area.

If the entire electrical circuit for either of the unit's electrical breaker panel(s) is to be powered using a battery back-up system, this electrical connection must be done using a transfer switch.

i. The transfer switch must be installed by a licensed electrician.
ii. The unit owner or resident must furnish documentation to the property manager that a transfer switch has been professionally installed.
iii. The unit owner or resident must secure applicable permits from theTown of Tiverton and provide this documentation to Property Management before using an emergency backup battery system.

It is suggested that the homeowner conduct their own research by examining information from one of the many providers of these systems.