

RESOLUTION ON THE INSTALLATION OF EMERGENCY GENERATORS

Policy Resolution Number 2024-001 of Knollwood Pointe Condominium Association, located in Bloomfield Township, Michigan. A resolution pertaining to the approval of the installation of emergency generators.

WHEREAS; the Condominium Association, through its duly elected Board of Directors, has a responsibility for maintaining the aesthetics as they pertain to the condominium bylaws, as well as to maintain the integrity of the building structures.

WHEREAS, the Board of Directors has the right to make reasonable rules and regulations from time-to-time, as the need of the community arises.

WHEREAS, the Board of Directors acknowledges that there may arise circumstances where a Co-owner desires to install an emergency back-up generator. Approval for installation of an emergency back-up generator may be granted by Board of Directors, conditional upon the following rules:

- Emergency backup generators are approved for medical needs only and Co-owner must supply the board a letter of medical necessity for the generator from physician. The letter needs to be updated annually.
- Generator must be removed from site within 30 days if physician deems there is no longer a need or Co-owner no longer resides at the unit.
- All costs to install, maintain and remove generator and items related to generator will be the sole responsibility of Co-owner.
- Emergency backup generators must be natural gas standby generator with a natural gas connection only.
- The Co-owner must follow Bloomfield Township requirements for installation.
- Generator decibel level no greater than 65 decibels at a location 25 feet away.
- Routine weekly generator testing will be permitted weekdays between the hours of 10 AM and 4 PM only.
- Generator must be screened with evergreen plants that are no lower than height of generator unit and no taller than 4 feet and will be maintained at this height by Co-owner.
- Licensed electrical contractor must be contracted for the installation of the generator, its connections and to determine adequate voltage.
- Co-owner must contact Consumers Energy to verify if an additional meter will need to be installed. Installation of the meter and the cost for additional meters will be at the sole expense of the Co-owner.
- Generator and its connections to the main gas lines and electrical connections will be the sole responsibility of the Co-owner.
- Electrical / Mechanical permits must be obtained by Co-owner to perform and inspect the installation as required by Bloomfield Township.
- Co-owner agrees to supply the Contractor name, license number, and diagram of installation gas and electrical connections.
- Association must be provided with engineered site plan to include equipment location, screening material choice and generator model with specifications before approval will be given by board.

THEREFORE, be it resolved that the Knollwood Pointe Condominium Association Board of Directors approved this resolution on 2/13/2024, 2024 and will become effective 2/13/2024, 2024.

WITNESS:

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