

KING'S COVE CONDOMINIUM ASSOCIATION  
PERMANENT GENERATOR POLICY

This policy has been developed to allow co-owner's to install permanent generator units when the following guidelines are adhered to. This policy was developed to protect the Association's common element property from damage and to help maintain co-owners' investment and property values.

1. Co-owner's desiring to install a permanent generator must submit to the Maintenance Supervisor a Modification Request Form with a detailed explanation of the proposed installation. Written approval from the Maintenance Supervisor must be received prior to installation of the permanent generator. Generators must be placed upon limited common elements.
2. The permanent generator cannot be louder than 80 decibels.
3. The installation must meet all electrical, plumbing, construction, and safety codes: and the permanent generator must be installed according to the manufacturer's instructions and guidelines.
4. The permanent generator must run on natural gas only.
5. The co-owner requesting permission to install a permanent generator must be on an individual gas meter.
6. The permanent generator owner is solely and fully responsible for maintaining the permanent generator. The co-owner is also liable for any and all damages resulting from the permanent generator and its installation, regardless of installation approval obtained from the Maintenance Supervisor or the Association. Any damages must be repaired promptly by the co-owner at their expense. Failure to make prompt repairs may result in the Association mailing he repairs and then billing the co-owner for the repair.
7. The installation should be aesthetically pleasing and be installed in an inconspicuous and discreet manner as is possible, keeping it out of sight to the greatest extent possible. The installation must be approved by the Maintenance Supervisor prior to the permanent generator being installed.
8. The Association's approval is conditioned upon the co-owner signing a modification form which will be recorded against the unit and not only binds the current co-owner but each successor co-owner.
9. If the use of the permanent generator is discontinued the co-owner must immediately remove the permanent generator and all associated hardware and return the exterior of the unit to its original condition. Failure to promptly remove the permanent generator may result in the Association removing the permanent generator and billing the co-owner for the removal cost.
10. This policy is subject to revision; by signing this policy the co-owner agrees to comply with all future permanent generator policies and to remove the permanent generator should future policy ban the use of permanent generators.

I have read the above policy and agree to the terms contained herein.

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Co-owner's Signature

Address

Date