

Happy Valley Homeowner's Association
Generator Rules and Guidelines
October 2011

Power generators are potentially hazardous and can cause serious bodily injury as well as major damage to buildings and electrical systems. Therefore, no generator may be kept or operated within the community at any time unless all of the following safety rules and maintenance standards are followed.

Town Permits: It is the Unit owner's responsibility to check with their town to determine what permits are required.

Seymour Residents: Electrical permit is required for permanently installed generators. Electrical permit is also required if using a portable generator that utilizes a transfer switch. If using natural gas as a fuel, the connection must be made by a licensed plumber.

Oxford Residents: Electrical permit and a plumbing permit are required for a permanently installed generator. Electrical permit is required if using a portable generator that utilizes a transfer switch.

Liability: By keeping, installing, or operating any generator, the unit owner or resident assumes complete responsibility for all resulting injuries to any person and damage to any property (including common elements, limited common elements, Units, personal possessions, electrical networks, and off-site property) and must indemnify Happy Valley Homeowner's Association and any other person who incurs losses or liability as a result except as prohibited by law. Generators remain personal property at all times and shall not become common elements.

Types of Generators: There are three (3) types of generators that will be allowed at Happy Valley.

- 1) A permanently installed natural gas generator.
- 2) A gasoline or propane operated portable generator that is plugged into a hard wired transfer switch.
- 3) A portable gasoline or propane operated generator that uses extension cords for a limited number of appliances/lights.

An Architectural Modification Request(AMR) form must be submitted to the Property Manager and approved before a type generator in 1 or 2 above is installed.

Permanently Installed Natural Gas Generator

- Only natural gas generators will be allowed in this category
- Contact Yankee Gas prior to installation. Gas meter size may need to be increased.
- Obtain all necessary town permits
- Installation must be done by a licensed installer, electrician, and plumber
- AMR must show the permanent location being proposed
- Preferred location is near the air conditioning condensor; however, extreme care must be taken to ensure that the generator is located a safe distance away from any air intake mechanisms or windows. Contractor must be requested to consider these precautions.
- Since most of these type generators require weekly "test" runs, you must program these "test" runs to occur only between the hours of 10:00a.m. and 3:00p.m. Monday through Friday.

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Gasoline or Propane Operated Generator Plugged into Transfer Switch

- Obtain all necessary town permits
- Installation of transfer switch must be done by a licensed electrician
- Portable generator must be kept inside for storage. (garage or basement)
- Limit the amount of gasoline being stored in the garage to 5 gallons total in approved containers.
- Limit of two (2) 20 LB propane tanks to be stored outside in an inconspicuous location
- Generator must be operated outside the Unit
- Do not operate anywhere inside Unit, garage, or basement
- Generator must be operated a safe distance away from air intakes and windows
- Do not operate generator in rain, snow or wet conditions
- Do not operate when no one is home or while sleeping
- Store generator in a dry, clean area that is easy to get to
- Locate exhaust apparatus pointing away from the Unit
- Attach a ground wire to the generator to assure proper grounding
- Never add gasoline while generator is running. Let engine cool before refilling
- Generator may only be operated between the hours of 6:00a.m. through 10:00p.m.

Gasoline or Propane Operated Generator that uses Extension Cords

- Check with Town to see if allowed
- Portable generator must be kept inside for storage. (garage or basement)
- Generator must be operated outside the Unit
- Limit the amount of gasoline being stored in the garage to 5 gallons total in approved containers..
- Limit of two (2) 20 LB propane tanks to be stored outside in an inconspicuous location.
- Do not operate anywhere inside Unit, garage, or basement
- Must be a safe distance away from all air intake mechanisms and windows
- Do not operate when no one is home or while sleeping
- Use only heavy duty outdoor rated extension cords that are approved for this use with no frays or exposed wires
- Do not operate generator in rain or wet conditions
- Store generator in a dry, clean area that is easy to get to
- Locate exhaust apparatus pointing away from the Unit
- Attach a ground wire to the generator to assure proper grounding
- Never add gasoline while generator is running. Let engine cool before refilling
- Never try to power the house wiring by plugging the generator into a wall outlet, a practice known as backfeeding. This is extremely dangerous and may cause damage to the wiring, cause a fire, or potentially cause deadly consequences.
- Generator may only be operated between the hours of 6:00a.m. through 10:00p.m.