

Windsor Square HOA Requirements for Standby Generators

- A variance request must be submitted to and approved by the Architectural Committee prior to installation. The request must include the manufacturer's specifications of the proposed unit; including dimensions, certified sound ratings, and manufacturer's installation instructions.
- A building/generator permit from the Town of Penfield must be obtained.
- Only natural gas generators will be permitted. Portable gasoline or diesel or propane generators are prohibited.
- The maximum noise rating of the generator at full load must not exceed 62dB at 23 feet from the generator.
- Generators are intended for use as a backup source of electricity during a service outage. Any other use of a generator is strictly prohibited.
- Standby generators may require a system test to ensure the unit is operating properly. Testing will be limited to once per week between noon and 5pm. During the test, the unit should not be run for more than 10 minutes.
- The entire generator must be installed within four feet of the foundation of house or garage. The exact location must be approved by the Architectural Committee before installation. Minimum clearances between the generator and unit walls must be in accordance with the manufacturer's installation instructions. The generator must also be located so that the exhaust gasses will not collect adjacent to, enter into or be drawn into a home.
- The external electrical panel must be mounted to the unit's masonry foundation wall, not the unit's siding. If foundation wall mounting is not practical, cut a neat hole the size of the panel into the siding and mount panel on a piece of 3/4" exterior plywood inserted into the hole, using brown J-channel.
- All costs associated with the installation or removal of the generator will be incurred by the home owner.