

Rosewood Villas Homeowners' Association, Inc.

Permanent Home Generator Approval Request

**** HOA Board, Homeowner & Contractor Agreement ****

Dear Homeowner(s):

If you are installing a permanent generator you and your contractor must agree to the following terms for your safety and welfare and that of this community. You and your contractor must agree to adhere to any additional requirements found in the HOA Rules & Regulations. **Not valid without all signatures.**

The HOMEOWNER must...

1. Secure approval from the Board for the installation of a permanent generator.
2. Provide appropriate insurance at all times to cover any liability to the common property or the home where the generator is installed, as well agree to pay for damages beyond the homeowner's insurance coverage.
3. Agree that the HOA is at no time ever responsible for any problems or damages resulting from wear & tear, malfunction or installation issues of any kind. e.g., leaking gas line.
4. Understand that homeowners do not own any common property on which the generator may be installed.
5. Agree that this document is in effect for the life of any generator on the common property and further agrees to notify any future owners of these responsibilities. Failure to properly notify future homeowners does not nullify their responsibility to agree to these conditions.
6. Note that no fences around generators are allowed; rocks (minimum 6" diameter), to protect from landscaper damage surrounding the base of the generator, are allowed.
7. Anything the contractor fails to do to meet these terms becomes the full responsibility of the homeowner.
8. Sign this form to acknowledge agreement of all terms and conditions, above.

The CONTRACTOR must...

1. Be licensed properly for the skilled trades involved.
2. Contact "UDig" or other safety commissions to mark the property for all underground utilities.
3. Be responsible for securing the correct permits, licenses and inspections, including final approval from RG&E.
4. Repair or replace anything that results in open or concealed damage to the common property or the building structure including damage to underground utilities of any type having to do with the generator or its' installation.
5. The contractor must provide evidence of proper insurance coverage.
6. The generator must be installed behind the unit as far away from the adjoining neighbor as possible.
7. Wires and gas lines must be buried under ground 36" using **ONLY rigid metal piping or conduit**. Nothing can be installed that would cause a tripping hazard or endanger lawn care or other contractors on the property.
8. Holes made in the structure must be drilled and secured correctly, and open spaces must be filled with the proper materials.
9. Nothing can be attached directly to the vinyl siding or obstruct or inhibit repairs or other work to the Unit.
10. Regardless of inspection approvals, the contractor is responsible at their cost to satisfy the HOA or its agent's requirements upon inspection.

HOMEOWNER: I agree to the terms and conditions of the HOA and will hold my contractor accountable.

Names: *(print)* _____, _____, owner(s) of Unit # _____
Coran Circle, Rochester, NY, 14616. I/We agree to all terms and conditions noted in this "*HOA Board and Homeowner Approval & Agreement*" document.

Signature: _____ **Signature:** _____ **Date:** _____

CONTRACTOR: I am authorized to uphold all requirements of the HOA and will abide by them.

Authorized Name: *(print)* _____ **Title:** _____

Signature: _____ **Date:** _____

HOA BOARD of DIRECTORS 2023-24 Fiscal Year:

Date

President: Kathy Frisch _____

Vice President: Angie Moore _____

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