



THE CLUBHOMES OF WINDHILL
Property Owners Association

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TO: Windhill Clubhomes Homeowners
FROM: Windhill Clubhomes Board
RE: Guidelines for Permanent Backup Generators
DATE: September 15, 2011

In response to several homeowners that have inquired about installing permanent backup generators, the Windhill Clubhomes Association Board is publishing a set of guidelines. These guidelines are established with the goal of maintaining standards for exterior renovation and landscaping within our community. The objectives are to limit the visual and audible effects on neighboring properties, as well as lessen the fumes emitted by the running of generators. These guidelines are in compliance with the Covenants which define the duties of the Board to develop standards and guidelines as set forth in paragraph 10.02(b) governing improvements.

Of course, these guidelines are in addition to the Village of Palatine *Zoning Ordinances*. A Village of Palatine permit must be obtained before installation will be allowed.

Once a request for a generator installation has been submitted to the Board for approval, the homeowners on either side and behind will be notified and given an opportunity to express their concerns.

- A permanently installed backup generator may only be powered by natural gas. Diesel and propane generators are prohibited.
- A permanent backup generator must be installed by a properly certified and licensed installer.
- A generator must meet decibel levels between 50 - 75 decibels at 30 feet.
- A generator must meet emission values compatible with US EPA emission requirements and standards for direct vented natural gas engines. General guideline being NOx emissions less than 15 ppm and CO emissions less than 175 ppm.
- A generator must have all optional sound muffling available from the manufacturer installed to be acceptable.
- The preferred location of a generator shall be to the rear of the home, within the footprint of the home so as not to be visible from the street. If the home has a deck on the rear, the generator shall be placed under the deck.
- Generators shall not be allowed to be installed on the side of any home when the installation will be between 2 homes.
- Generators will operate their test cycles only between the hours of 10:00 a.m. and 3:00 p.m. Mon. through Fri.