

The Manor Homes at Aldingbrooke Condominium Association

Permanent Emergency Natural Gas Generator Policy

The Board of Directors is empowered by Article X, Section 3(9) of the Association Bylaws to pass rules and regulations in accordance with Article VI, Section 11. The latter section allows the Board of Directors to make reasonable rules and regulations consistent with the Michigan Condominium Act and Condominium Documents concerning the use of the Common Elements.

At the April 11, 2007 Board of Directors Meeting, a motion was made, seconded and carried to create a policy with regards to regulating installations of Permanent Emergency Natural Gas Generators. The Board of Directors is specifically empowered to make such a policy pursuant to Article VI, Section 11. The Board of Directors determined the need for this rule, as there have been requests by co-owners for permission to install such units.

It was resolved that the Board of Directors will approve permanent emergency natural gas generators installed on the Common Elements. A modification request form including all installation plans must be submitted to and approved by the Board of Directors in writing in order to install the permanent emergency natural gas generator.

A gas generator installation plan shall provide all pertinent details of the unit including exact physical installation location. In addition the gas generator: shall not exceed acceptable Township of West Bloomfield Noise Regulations, currently 85 decibels; size shall not exceed 26 inches wide by 48 inches long by 30 inches tall; shall not be located in the front of a unit facing street side; shall not obstruct service of or to the general common elements; shall be located to minimize sound amplification from or to surrounding structures.

To report a violation of this policy, please notify Herriman & Associates, Inc. of the time, date and co-owner name or unit address in violation.

Adopted by the board of Directors on April 11, 2007; Amended November 19, 2014
Mailed to all co-owners April 13, 2007; January 2015
Policy is in effect and enforceable on May 11, 2007