

**CHAMPION FOREST FUND, INC. HOMEOWNERS' ASSOCIATION
STANDBY ELECTRIC GENERATOR POLICY**

Terms used but not defined in this policy will have the meaning subscribed to such terms in that certain Declaration of Covenants, Conditions and Restrictions for Champion Forest Fund, Inc. HOA recorded in the real property records of Harris County, Texas, as the same may be amended from time to time.

Scope

This Standby Electric Generator Policy applies to all members of the Association.

Purpose

These guidelines apply to standby electric generators as such term is defined in Section 202.019 of the Texas Property Code. A standby electric generator means a device that converts mechanical energy to electrical energy and is:

1. Powered by natural gas, liquefied petroleum gas, diesel fuel, biodiesel fuel, or hydrogen
2. Fully enclosed in an integral manufacturer-supplied sound attenuating enclosure
3. Connected to the main electrical panel of a residence by a manual or automatic transfer switch, and
4. Rated for a generating capacity of not less than seven kilowatts
(collectively "**Standby Electric Generator**")

Requirements

All Owners installing or operating Standby Electric Generators shall comply with the following:

1. Standby Electric Generators may be installed only with advance approval of the ACC subject to the Governing Documents.
2. The installation and maintenance of the Standby Electric Generator must follow the manufacturer's specifications and all applicable governmental health, electrical and building codes.
3. The installation of all electrical, plumbing and fuel line connections must be performed by a licensed contractor.
4. The installation of all electrical connections must be performed in accordance with applicable governmental health, safety, electrical and building codes.
5. The installation of all-natural gas, diesel fuel, biodiesel fuel, or hydrogen fuel line connections must be performed in accordance with applicable governmental health, safety, electrical and building codes.

6. All standby electric generators and their electrical lines and fuel lines must be maintained in good condition. In addition, general and regular maintenance, including the repairing, replacing and removal of any deteriorated or unsafe component of the standby electric generator, which includes electrical or fuel lines, is required.
7. Any periodic testing of the Standby Electric Generator consistent with the manufacturer's recommendation must only be performed during the hours of 8:00 a.m. to 6:00 p.m., Monday through Saturday.
8. Other than testing, Standby Electric Generators shall not be used to generate all or substantially all of the electrical power to a residence, except when utility-generated electric power to the residence is not available or is intermittent due to causes, other than non-payment for utility service to the residence.
9. Standby Electric Generators shall not be placed in the front yard or side yard adjacent to a street.
10. A Standby Electric Generator shall be screened if it:
 - a. is visible from the street faced by the dwelling, or
 - b. is in an unfenced side or rear yard fenced by a visible through fence either from an adjoining residence or from adjoining property owned by the Association.
11. Standby Electric Generators shall not be placed on property owned or maintained by the Association or owned in common by the Association's members, and no portion of the Standby Electric Generator may encroach on adjacent properties or utility easements.
12. A Standby Electric Generator shall be located as far as reasonably possible from neighbor's residence to help mitigate the noise disturbance during operation.

To the extent these guidelines contradict with any previous guidelines, rules, covenants, or restrictions, these guidelines shall control. These guidelines are supplementary and are in addition to any and all other covenants, conditions, restrictions, rules, and guidelines in effect for the Association.

This policy may be amended from time to time by the Board.