



**Steeplechase of Middlebury Homeowners Association, Inc.**

**Amendment to Rules**

**Electric Generator Policy**

**Notice of Amendment**

Attached please find the Electric Generator Policy/Rule approved by the Board of Directors following notice and comment to homeowners.

Additional Rules and Regulations may not be recorded on the Land Records but are on file with Steeplechase of Middlebury Homeowners Association, Inc.

Steeplechase of Middlebury Homeowners Association, Inc.  
c/o PropertyWorx, LLC

Executive Board Meeting

Date: January 30, 2026

**RE: Steeplechase of Middlebury Homeowners Association, Inc.**

**Motion to Approve and Adopt Emergency Electric Generator Policy**

It is hereby moved that the Executive Board accept the proposed policy as a Rule providing Unit Owner's the right to install emergency electric generators.

**A. Applicable Document Provisions**

Declaration §1.1(k) "Common Elements means all real property within the Community that is owned or leased by the Association from time to time, other than Units."

Declaration §1.1(mm) "Rules. – sometimes also used in the singular – means rules that may be adopted by the Executive Board from time to time, to govern certain detailed aspects of the Association's operations and/or the use of the Property."

Declaration §3.7(a) "Limited Common Elements. (a) Any water line, electric line, sanitary sewer lateral or other utility line or appurtenance thereof that is located with the Common Elements, that serves only one Unit and that is not owned by the affected utility provider, shall be a Limited Common Element of that Unit...(c) The Exclusive Use Area surrounding each Unit, as depicted on the Survey, is a Limited Common Element of that Unit."

Declaration §6.1 "Use of Common Elements. Each part of the Common Elements shall be used for the purpose for which it is reasonably intended, subject to the further provisions of this Declaration, and subject to such reasonable Rules as the Executive Board may establish from time to time..."

- d. Recommended fuel type for portable generators is propane gas. Propane tanks are limited to 20lb tanks.
- e. Generators shall not exceed **22KW**.
- f. Generators shall be installed and operated in accordance with the manufacturer's specifications.
- g. Generators shall be installed and shall always comply with all applicable laws, codes, and ordinances.
- h. When in use, portable generators and fuel supply containers shall be located to minimize any impact on neighbors. Never store fuel for generators in a Unit. Gasoline, propane, kerosene, and other flammable liquids shall be stored outside of living areas in properly labeled non glass safety containers. Do not store them near any heat source.
- i. All fuel used to operate portable generators shall be removed from the generator and other storage containers when the generator is not in use.
- j. Permanent standby generators shall be located either in the rear or side of homes.
- k. Permanent generators shall be installed by licensed and insured contractors.
- l. Unit Owners must submit plans which specifically identify the proposed location, generator's make, model and all related equipment, and noise control measures. A licensed professional shall install a transfer switch.
- m. The property manager must receive proof of compliance with this Rule. The Executive Board has the sole discretion to approve or reject any proposed plans.
- n. Peak noise level shall be at or below 62 decibels.
- o. Do not overload a generator.
- p. Never plug generators into a house outlet. Always plug electrical appliances directly into the generator using the manufacturer's supplied cords or grounded (3 pronged) cords. Make sure cords are not frayed or damaged.
- q. Use ground fault interrupters: especially where electrical equipment is used in and around wet or damp locations.

Declaration §8.2 “The Association shall properly maintain the Common Elements, except that:  
(a) Each Unit Owner shall properly maintain any utility lines and appurtenances that are Limited Common Elements of his Unit...”

Declaration §8.7 “...no Alteration shall be undertaken without the Executive Board’s prior consent, if it would affect the structure or change the exterior appearance of a Unit...”

Bylaws §2.12(a) “The Executive Board shall have the power to adopt reasonable Rules, after Notice and Comment...(2) Governing any other matters of detail relating to the use of the Property or the operation of the Association in all respects consistently with the Governing Instruments...”

#### **RULE REGARDING UNIT OWNER USE OF EMERGENCY ELECTRIC GENERATORS**

WHEREAS, The Board of Directors deems it proper to adopt a Rule regarding the installation and use of portable and standby generators by Unit Owners at the Association;

WHEREAS, The Board of Directors voted to approve a proposed Rule regarding generators on January 8, 2026.

WHEREAS, The Board of Directors, in accordance with the Common Interest Ownership Act, provided all Unit Owners with a copy of the Proposed Rule at least 10 days prior to the Board Meeting at which it intended to adopt the Rule regarding Generators.

WHEREAS, Following Notice and Comment by the Unit Owners, the Board of Directors voted to adopt the following Rule regarding generators on February 12, 2026 at a duly called meeting of the Board of Directors.

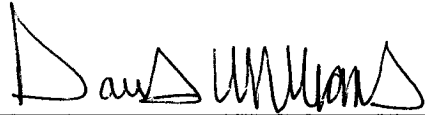
THEREFORE, The Rules and Regulations of the Association are hereby amended to include the following rule regarding Generators:

The following rules and regulations apply to all generators at the Association:

- a. Generators may be used in accordance with this Rule when power is not available to the Unit and/or Association. Generators must be registered with the Association and shall only be installed and operated in accordance with this rule.
- b. Although not recommended a Unit Owner may keep a portable (a/k/a Standby Generator) generator at his or her Unit.
- c. Fuel for permanently installed standby generators shall be natural gas.

- r. Make sure the generator is properly grounded and that connections are tight. Keep the generator dry. Equipment must be thoroughly dry and evaluated before use.
- s. Never use generators indoors including garages, basements, crawl spaces, and sheds. Never use generators on balconies, porches, or decks.
- t. Never operate generators near an opening which would allow carbon monoxide to enter any home.
- u. Unit Owners must install a battery-operated carbon monoxide detector in their Unit.
- v. Unit owner shall be responsible for any damage to the Limited Common Elements or Common Elements caused by use of a generator.
- w. Portable generators shall be removed from exterior of a Unit within 24 hours of the main power returning.
- x. A permit must be pulled if required by the Town of Middlebury and a Certificate of Occupancy must be obtained.

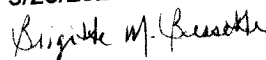
Dated and approved by the Board of Directors of Steeplechase of Middlebury Homeowners Association, Inc., at Middlebury, Connecticut this 12<sup>th</sup> day. OF FEB. 2026



By:

Its President

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MIDDLEBURY, CT  
3/23/2026 09:42:20 AM

 Town Clerk