

Policy Relating To Emergency Generators

Approval from Tanglewood Homes Association (“THA”) must be obtained by any property owner purchasing an emergency power generator before it may be installed. The generator is subject to applicable setback and sound restrictions contained in the deed restrictions for Tanglewood.

Setback

The general setback provisions for generators is the same as air conditioning units. The generator must be a minimum of ten feet (10') from the side and/or rear property lines. However, generators may be located within five feet (5') of the side and/or rear property lines provided certain sound restrictions are met as stipulated below. Under no circumstances may the generator be closer than five feet (5') from any side or rear property line.

In cases where there is a vacant lot adjacent to the location of the generator, the deed restriction committee of THA has the right to make assumptions regarding the possible future location of a home for the purpose of determining whether the location meets the sound requirements referenced below. The absence of a structure on a vacant lot will not mitigate the requirement for sound attenuation.

Operation

When the generator is being operated, the sound may not exceed fifty-eight (58) decibels measured from the location of the generator to the nearest structure that may be constructed (without variance) on the adjacent property. If the generator exceeds the prescribed decibel level when operating, sound attenuation must be installed to reduce the sound to fifty-eight decibels as indicated above.

Ordinarily the operating manual stipulates that a generator must be operated weekly to make sure it is kept in a state of readiness should a power outage occur. Tanglewood requires that the weekly operation of the generator be performed between the hours of 9:00 a.m. and 5:00 p.m. on the day(s) designated for operation.

Compliance

All generators required to be permitted by the City of Houston must comply with all applicable codes and regulations of the electrical service provider.

Certification

As part of the plan approval, both the property owner and contractor responsible for installing the generator must sign a statement acknowledging that the generator will:

- Meet all applicable setback provisions
- Meet all applicable noise restrictions
- Meet all applicable City of Houston and National Electrical Code specifications