

Canal Walk Homeowner's Association

Property Modification Request Form

Updated: April 2020

NATURAL GAS ELECTRICAL GENERATORS

To the Covenants Committee:

In accordance with the Declaration of Covenants & Restrictions of Canal Walk in Somerset, L.L.C., I hereby apply for written consent of the Covenants Committee to install a permanent natural gas electrical generator.

The homeowner's signature below confirms that he/she agrees to comply with the following:

- **Homeowners are responsible for all buried electrical, telephone and cable lines, as well as all irrigation systems.**
- **Homeowners must receive a written Authorization to Proceed from the Covenants Committee prior to applying for Franklin Township permits.**
- **Copies of all required Township permits must be submitted to Community Manager prior to commencement of work.**
- **Upon completion of all work, the appropriate Covenant Committee member must be notified so an inspection can be scheduled.**

Signature below authorizes the Covenants Committee to visit home site to inspect natural gas electrical generator to determine conformance with Canal Walk Policy.

Signed: _____ Date: _____

Print Name: _____ Email: _____

Address: _____ Model: _____

Phone: _____ Cell: _____

Please Note: Contractors are responsible for removing all excess material from homeowner lot and community. There is absolutely no dumping allowed in Canal Walk's common areas

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Please attach the following documentation to this PMR:

- **Contractor's NJ Home Improvement License.**
- **Detailed property diagram of location of unit, must conform with Canal Walk Requirements. (See Below).**
- **Proof of liability insurance in the minimum amount of \$1 million, listing the homeowner and the Canal Walk Homeowner's Association as additional named insured.**

The township requires permits for Electric and Gas, plus Fire inspection,; zoning board approval may also be needed. Your contractor should be able to get all required permits and close them out after completion. All installations **MUST** follow the manufacturer's specifications for **your** particular model. Different models from the same manufacturer have different specifications. These specifications also list the kind of base on which the unit **MUST** be mounted.

Any part of the unit **MUST** be at least five feet away from any door or window or access to the house.

Canal Walk requirements:

-Generator **must** be on the side of the house toward the back, similar to air conditioning units. Or alternatively, it may also be located in the rear of the house. In addition, it must be located 3 feet from any property line.

-Gas and electric lines **must** be either buried, run inside basement or if run on outside along foundation **must** be painted to match exterior decor of house.

-Landscaping is required, to fully obscure the side of the generator facing the street to soften visual impact of the unit. For atypical situations, the homeowner may request relief from this requirement.

Manufacturer_____ Model Number_____