

Herb River Bluff
ARB Standard for Whole House Generator
Effective October 1, 2026

The Herb River Bluff Architectural Review Board shall regulate the exterior design, appearance, use, location, and maintenance of the property. The ARB will review submissions and make decisions using its best judgment to preserve compatibility with the character and appearance of the community. The following are the standards defined by the ARB for the installation of whole house generators.

1. ARB submission and approval is required for any stand-alone whole house generator installation or a portable generator installation that ties into either a transfer switch or the homeowners gas meter.
2. For stand-alone whole house generators:
 - a. No installation is permitted in front of the existing service yard fencing. The preferred installation site is behind the existing service yard fencing. The generator cannot be visible from the street.
 - b. Along with the completed Architectural Review Board Request, located on the HOA website under the ARB Request & Guidelines Tab, a drawing must be submitted, showing the proposed location of the generator. To assist homeowners in submitting their drawing, the ARB has provided the specifics of the Blue Heron model for Herb River Bluff, along with instructions for generator placement, as a part of this standard, that the homeowner can use. Conversely, the homeowner may opt to provide their own drawing.
 - c. Your contractor must adhere to the more stringent clearance requirements of either the generator manufacturer or local codes, including exhaust emissions clearance requirements.
 - d. The generator must be installed either on an approved generator manufacturer pad or an existing or new concrete pad.
 - e. So that the generator has limited visibility to your neighbor, landscaping may be installed around the generator in a manner that meets the manufacturers requirements and does not inhibit airflow, input, and exhaust, or creates a potential fire hazard.
3. Should the homeowner's gas meter require upgrading to a 2-pound pressure gas meter, the homeowner or homeowner's contractor is responsible for coordinating with their gas provider all activities associated with this upgrade. The homeowner or homeowner's contractor will also ensure that any damage done to HOA common area or homeowners' property due to the gas meter installation is remedied by the gas provider.

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4. The homeowner or homeowner's contractor is responsible for obtaining all permits required before the installation of the generator, transfer switch, or upgrading of the gas meter begins.
5. The homeowner or homeowner's contractor is responsible for ensuring that all underground utilities and HOA sprinkler systems are properly marked, so that the installation does not compromise any of these services. The homeowner will be responsible for any repair if the services are compromised.
6. Once the homeowner's contractor begins the installation of the generator, the project is to be completed within 30 days.
7. All installations are to appear professionally installed.
8. The homeowner or homeowner's contractor is responsible for all required inspections.

