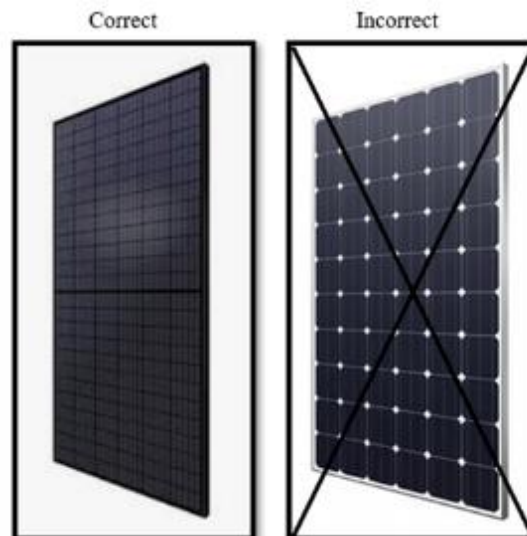


Solar energy collection devices

Solar Energy Collection Devices, including but not limited to solar panels, require approval by the CC.

The following Standards shall apply:

- Only roof-mounted solar energy collection devices will be approved.
- The HOA is permitted to establish reasonable restrictions concerning the size, place, and manner of placement of such solar energy collection devices on property designated and intended for individual ownership and use.
- Solar energy collection devices may only be installed on the plane of a roof facing the back or back side of a home, except as otherwise permissible by state or local legislation. This Standard shall be deemed not to be reasonable if application of this Standard (i) increases the cost of installation of the solar energy collection device by five percent over the projected cost of the initially proposed installation or (ii) reduces the energy production by the solar energy collection device by 10 percent below the projected energy production of the initially proposed installation. If this is the case, documentation should be provided that is satisfactory to the CC to demonstrate that the Standard is not reasonable according to conditions i or ii established in this subsection.
- If solar energy collection devices must be on a front or a high visibility side facing roof, then extra attention to the configuration must be provided to ensure that the arrangement of the solar energy collection devices are visually compatible with the existing roof design. The size of the Solar Panel system shall be in scale with the roof of the home to the extent possible.
- Solar energy collection devices shall be installed parallel or perpendicular to the plane of the roof and must not break the roof ridge line. A full size and legible layout drawing is required. The drawing must indicate what side is the “front” of the home.
- Solar energy collection devices must be set back at least 6 (six) inches from the perimeter edges of the roof.
- Solar energy collection devices must be flush mounted so that the total height from the are roof to the top of the solar panels and brackets shall not exceed 6 (six) inches.
- The supportive structure, fixtures, conduits, plumbing, and electrical lines shall be concealed in the attic of the home wherever possible. If in any case the attic is not a possible location for such structures, they shall be concealed by other means. Any exposed fixtures, conduits, plumbing, or wiring organizers must match the color of the surface to which it is attached.
- Solar energy collections devices shall be all black in color. Solar Panels shall be black (monocrystalline) with black grids and black frames.



- Devices that are part of the installation, such as inverters, must be placed inside the home whenever possible.
- The Contractor must carefully determine in advance where the conduit will be run from the electric meter, up the side of the home and into the attic. Any exposed conduit or other materials installed on the side of the home must be concealed in a conduit cover or wiring organizer (2" diameter maximum) that blends in with the surface to which it is attached. Therefore, confirmation that the conduit will be colored to match the surface to which it is attached shall be provided. All conduit mounted on the sides of the home shall be discreetly tucked under roof overhangs and / or run along trim or adjacent to existing downspouts. The proposed location must be as unobtrusive as possible.
- A photograph of the side elevation of the home must graphically define the path of the conduit using a thin line to represent the proposed alignment and color of the conduit. This must be included with the Application submission.
- Failure to install the conduit as approved may result in disapproval of the installation and a revision to the conduit location may be required.
- Solar energy collection devices must not produce an amount of reflective heat or glare that would cause harm or annoyance to adjacent homes.
- No solar energy collection device for individual homeowner use may encroach on the common areas of the Association.
- All solar energy collection device installations must be performed by licensed solar energy collection contractors and must comply with all applicable laws including net metering limitations.