

Solar Panel Guidelines
Hunter's Ridge Homes Association

Solar and Alternative Energy Construction Standards for
Hunter's Ridge Homes Association

I. Introduction

Hunter's Ridge Homes Association (HRHA) recognizes the growing desire for homeowners to find alternative energies to lessen our impact on the environment. The Association has no desire to prohibit alternative energy options for homeowners. Therefore, it has established guidelines for homeowners to follow. The goal is to ensure minimal impact to neighbors and property values, and preserve the visual integrity of HRHA.

II. Policy

These guidelines apply to all alternative energy devices, including, without limitation, solar panels and their associated components, solar tubes, solar skylights, wind turbines, or other solar energy devices (**collectively referred to in this Resolution as "devices" or "systems" or "equipment"**) which, due to installation and use location, are or may become visible from neighboring yards and homes.

1. Approval of Installation.

- a. Owners must submit detailed plans for installation and placement of any solar panel/energy device to the Board of Directors for review and receive written approval from the board of directors prior to installation.
- b. City permits are required for the installation of such devices and ancillary equipment. The Association strongly suggests to Owners that they use an installer who is a licensed solar equipment contractor with the appropriate contractor's license. Owners are solely responsible for knowing what permits may be required and obtaining any such permits before installation begins.
- c. Owners are urged to check with their insurance company prior to installation of devices for how such installation may impact their roof warranty or other aspects of their homes. Neither the Association nor the Board of Directors is liable to Owners for roof damage or for effects to roof warranties. The Association's approval for installation of any such

device is not a representation that the system chosen by an Owner is safe to use or is compatible with an Owner's roof. Owners assume all risks regarding installation and use of such systems.

- d. It is the homeowner's responsibility to research and choose products that are visually appealing, in order to receive approval from the board of directors.

2. Types of Installation.

- a. Only commercially or professionally made devices are allowed. "Home made" devices will not be permitted due to the safety and aesthetics aspects of such devices.
- b. Ground-mounted solar panels are not permitted.
- c. Roof-mounted solar panels are permitted so long as their installed location will not be seen from the street fronting the house. For any houses located on corner lots where the back of the house or roof is visible from a side street, installation of such devices on the back side roof may still be visible from the street abutting the side of Owner's lot. Therefore, installation on the back side roof of the house under these circumstances will not be considered a violation of these Rules. Refer to 3a for exception.

3. Location/Placement.

- a. Solar devices are encouraged to be mounted on the back side of the roof of the home.

Exception: If the home does not face in a direction for optimal sunlight, panels may be placed on other sides of the roof to capture optimal sunlight. If front (street) facing design is required for optimal solar insulation, approval will be based on the visual appeal to preserve the visual integrity of HRHA.

- b. Elevation of solar devices must not exceed 12 inches from the roof's surface at any point.
- c. Solar devices must not protrude past the boundary of the roof line. (Top, bottom and both sides.)

4. Construction/Finish.

- a. All roof-mounted equipment (excluding the face of the solar panels) must match the color of the roof material as closely as possible. This includes wind turbines, solar skylights and other equipment. Exposed surfaces such as any frame or supports for panels, but excluding the exposed collector panel face itself, must be painted to match, or the color of the materials used must match, the surface on which it is mounted.
- b. All exterior plumbing lines shall be painted to match, or the color of the materials used must match, the color of adjacent roof material and walls. Aluminum trim, if used and visible, should be anodized or otherwise color treated to blend into the surroundings as much as possible.

5. Maintenance.

- a. Owners will ensure that all surfaces of such devices or equipment, whether painted or colored materials, are properly and timely maintained to prevent peeling and cracking of paint or loss of coloration or other deterioration to the point where the equipment becomes unsightly and/or incompatible with the aesthetic standards of the community.