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Solar Energy System Policy

(Adopted November 17, 2016)

PURPOSE: This document establishes the policy for approval or disapproval of applications for the installation or replacement of solar energy systems on any lot.

INTRODUCTION: The installation of new solar energy systems or replacement of existing solar energy systems is an exterior alteration that requires prior written approval of the Association (see Procedure for Application, Approval, and Completion of Exterior Alterations). The installation or replacement of solar energy systems shall comply with all requirements, permits and inspections. The appearance of solar energy systems shall be well maintained.

Front yard trees shall not be removed, pruned, or topped to facilitate the installation of solar energy systems.

Homeowner's need to ensure the roof is in a condition to support the life of the solar energy system.

DEFINITIONS:

"Solar energy systems" means a fixed device, structure, or part of a device or structure on the roof of a building, that is used primarily to transform solar energy for the heating of water or buildings or the production of electricity.

"Outbuildings (also known as accessory buildings)" means sheds, workshops, gazebos, pergolas, and other enclosed or partially enclosed structures.

AESTHETIC STANDARDS

1. Location

- a. Solar energy systems shall be installed on the dwelling or detached garage.
- b. Solar energy systems shall not be mounted on any outbuilding.
- c. Solar energy systems control panels and inverter units shall be placed in the most inconspicuous location possible.
- d. Solar energy systems panels shall be mounted as flat as possible on the roof.

2. Materials

- a. Solar energy systems shall be constructed of materials intended for the specific use of solar energy.
- b. Solar energy systems must meet industry standards.

3. Maintenance

- a. Solar energy systems shall be well maintained and have a neat and well-kept appearance.
- b. Portions of the solar energy system visible from the street must be kept in good repair.



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- c. Broken or nonfunctioning solar energy systems must be repaired, replaced, or removed within 60 days of their last use.
- d. Plans for solar energy systems installation shall be provided to SLVHA staff prior to installation to ensure the homeowner is in compliance with this and any other CCR's that may be affected by this installation before the home is modified.

COMPLIANCE: Members who fail to comply with the standards established herein are subject to discipline by the Association (see *CC&R Enforcement Procedures and Fine Policy*). Each Member is strictly liable: a) for the acts and omissions of all of the Member's tenants, guests and invitees, b) for the acts and omissions of all guests and invitees of any tenants; and c) for the acts and omissions of all residents living on the lot.

Submittal of plans: Prior to making any exterior alterations, all homeowners are required to submit a completed *Application for Architectural Alterations* form along with all required plans, specifications, drawings and other documents to the Association and must obtain written approval from the Association. This process is set forth in the *Procedure for Application, Completion, and Approval of Exterior Alterations*.

Adopted by the San Lorenzo Village Homes Association Board of Directors November 17, 2016

Certified as a true copy


Secretary of the Corporation