

Board Approved April 2011

The Orchards Home Owners Association

Belleville, Illinois

Solar Energy Policy

The Orchards Home Owners Association (HOA) members will be compliant with federal, state, city and county guidelines for the design and installation of solar energy for heating and cooling systems.

Home owners who are in violation of federal, state, city, county and The Orchards HOA policy, procedures and guidelines, will remove the solar energy system at their own expense within sixty (60) days of written notification. Electronic mail or fax notification is within the definition of written notification.

In the absence of sufficient guidelines from federal, state, city and county, the Orchards HOA will follow the guidelines given below.

Orchards HOA Solar Energy System Guidelines

- A. All exterior solar energy system equipment must be preapproved by the Architectural Control Committee or, if delegated, by the Orchards HOA property management firm.
 - a. Exterior solar energy systems must be attached to the rear facing roof of the house. Solar energy systems shall NOT be ground-mounted, located on site features (landscape, retaining walls, pergolas, etc.) or on structures not integral to the house.
 - b. All exterior components of the solar energy system are to be integrated into the design of the home. The color of the components should conform to the color of the roof shingles to the extent practical. Solar "shingles" that mimic the look of a composite shingle are acceptable but shall match the color of the roof shingles to the extent practical.
 - c. Exterior solar energy system components must be parallel (level) with the roof and installed no more than six (6) inches above the existing roof. Where solar energy system components must be tilted, a variance must be granted.
 - d. The highest point of a solar energy system such as a solar panel array shall be lower than the ridge line of the roof where it is attached. Panels shall fit within the roof area and not overhang the edges of the roof.
 - e. Piping and electrical connections shall be located directly under and/or within the perimeter of the panels and concealed from all viewing angles. Secondary utility

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connections such as transformers or pumps shall be placed at rear facing areas of the house.

- B. Installation of all solar energy systems, whether exterior, interior or below-grade, shall be performed by contractors licensed, bonded by the City of Belleville. Home owners will be responsible for conformance with all applicable building codes and City of Belleville building permit requirements including structural, electrical, mechanical, plumbing, fire protection hail and wind load rating requirements, property easement and setback requirements, and zoning height and area restrictions.
- C. Home owners shall submit applications for review of solar energy systems on The Orchards HOA Architectural Control Committee Request Form. Include all documentation associated with the form, and provide the following:
 - a. Roof plans, floor plans and elevations drawn to scale by the licensed contractor installing the system, or if required by the City of Belleville prepared by a design professional licensed in the State of Illinois, necessary to fully describe the system;
 - b. Photographs of the rear roof where the solar energy system will be mounted, and wall and ground areas where support equipment will be installed;
 - c. Solar energy system manufacturer's written description of the system, diagrams and photographs of the system, samples of the materials to be used, and color of the system;
 - d. When possible, provide photographs of recently installed similar systems as examples.
- D. If construction is not started within six (6) months of issuance of approval by The Orchards HOA, and at least one inspection by the City of Belleville recorded, the approval by The Orchards HOA becomes null and void.
- E. The solar energy system including all painted surfaces will be kept in good repair and maintained in functioning condition. Derelict or non-functioning systems shall be removed and location surfaces restored to new condition. Home owners will be subject to a fine if repairs or removals are not completed within sixty (60) days of written notification.
- F. Home owners will be responsible for any external damage caused by a golf ball or natural incident such as a storm, tree, etc. The Orchards HOA has no responsibility or liability for damage done to solar energy systems by errant golf shots, natural incidents, etc.