

HIGHLAND MEADOW SUBDIVISION ASSOCIATION RULES REGARDING THE INSTALLATION OF SOLAR PANELS

The Board of Directors of Highland Meadow Subdivision Association (the “Association”) adopts these rules on the 28 day of September, 2022, effective immediately.

BACKGROUND

A. The Association is responsible for governance, maintenance and administration of South Highland Meadow Subdivision (the “Subdivision”).

B. The Association exists pursuant to the Michigan Nonprofit Corporation Act, the Association’s Articles of Incorporation, the Declaration of Restrictions and the Association’s Bylaws.

C. The Association’s Board of Directors desires to adopt rules governing the installation, maintenance and use of solar panels within the Subdivision.

The Association's Board of Directors adopts the following Subdivision rules (the “Rules”), which are binding upon all Owners and their tenants, occupants, successors and assigns, and which supersede any previously adopted rules on the same subject matter:

1. Solar Panel Defined. For purposes of these Rules, “solar panel” means any device that is designed or intended to absorb sunlight as a source of energy to generate electricity.

2. Location Requirements. For roof-mounted solar panel installations, Owners shall locate solar panels so the solar panels are not visible from the roadway that fronts the Owner’s Lot and are shielded from view from outside the Lot to the extent possible. For sloped roof installations, the solar panel must be mounted parallel to and within 8” of the roof surface. For flat roof installations, the solar panel shall be set back from the roof’s edge to minimize visibility. The solar panel and mounting system shall be compatible in color to the established roof materials. Freestanding or detached solar panels shall be installed in a location that is not visible from the roadway. These Rules are not intended to prevent Owners from installing small solar powered decorative ornaments, such as landscape lighting, walkway lighting or flagpole lights, provided any such items comply with the aesthetic standards for the community and all applicable restrictions contained in the Subdivision Documents.

3. Maintenance, Repair and Replacement. Owners are responsible for maintaining, repairing and replacing their solar panel within the aesthetic standards for the Subdivision as the Board of Directors determines, and Owners shall not permit their solar panel to fall into disrepair or to otherwise become a safety hazard.

4. Written Approval from Board Required. No Owner may install a solar panel without first obtaining the Board’s written approval. The Board has the right to refuse to approve any proposed solar panel installation that is not suitable or desirable in its opinion for aesthetic or any other reasons.

5. Costs. Owners that utilize solar panels are responsible for all costs associated with the solar panel including, without limitation, the following: (a) costs to insure, install, maintain, replace, move or remove the solar panel; (b) costs to repair damage to any property caused by the existence of the solar panel; (c) costs incurred by persons injured by the existence of the solar panel; and (d) costs to restore the solar panel installation areas to their original condition once the solar panel is no longer in use.

6. Interpretation. This Rule shall be construed in conjunction with, and not in contravention of, the various provisions of the Subdivision Documents.

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Respectfully submitted,
Board of Directors
Highland Meadow Subdivision Association