

Twin Oaks Village Architectural Guidelines
Solar Panel Guidelines

Please note, all improvements must be approved in writing by the Twin Oaks Village Architectural Control Committee prior to construction/installation. See Covenants and Restrictions for details.

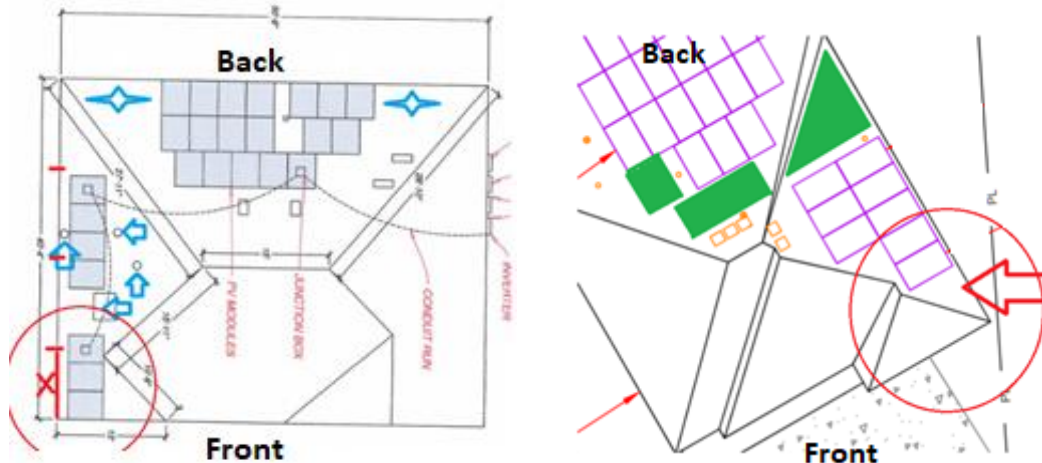
Solar Panel installations must meet the following guidelines:

- May only be installed with the advance written approval of the Twin Oaks Village Architectural Control Committee
- May only be installed on land or structures owned by the property owner. No portion of the solar device may encroach on adjacent properties or common areas
- Solar devices may only be installed in the following locations: a) on the roof of the main residential dwelling; or b) on the roof of any other approved structure; or c) within a fenced yard
- For devices mounted on a roof, the device must: a) be installed on the back and/or side sections of the roof of the house; and b) have no portion of the device extend beyond the perimeter boundary of the roof section to which it is attached; and conform to the slope of the roof; and d) be aligned so the top edge of the device is parallel to the roof ridge line for the roof section to which it is attached; and e) have a frame, brackets, and visible piping or wiring that is dark in color, i.e. black, gray, bronze. No white or unpainted aluminum frames will be approved; f) be located in a position on the roof which is least visible from any street or common area; g) not be positioned within 10 feet of the front edge of the main residential dwelling
- For devices located in a fenced yard, no portion of the device may extend above the top of the fence
- All devices must be installed in compliance with manufacturer's instructions and with applicable laws. The devices may not threaten public health or safety; violate any law; substantially interfere with the use and enjoyment of the property of any adjoining property owner
- All devices must be maintained in good condition. Unused or inoperable devices must be removed

The following examples would be denied for the reasons stated:

Example 1: The section circled in red is within less than 10ft of the front edge of the house. The solution for the homeowner is to reconfigure the panels to be placed in the areas with the blue highlights (or other acceptable areas).

Example 2: The section circled in red is within less than 10ft of the front edge of the house. The solution for the homeowner is to reconfigure the panels to be placed in the areas with the green highlights (or other acceptable areas).



Questions to ask yourself when submitting or reviewing an improvement application:

- 1) Is it consistent with the look of the community that the community developer intended? In other words, are similar colors, sizes, and styles being used that were used by the developer?
- 2) Is it consistent with what the ACC has approved in the past? In other words, have precedents already been set by past decisions?
- 3) What do the governing documents and fine policy say about the type of improvement being considered? Are there additional rules and guidelines that apply?
- 4) Is the approval/denial decision repeatable? In other words, are clear parameters being used (measurement guidelines, etc) as the basis for the decision?
- 5) Does the improvement enhance the value and look of the community?
- 6) Does the improvement affect the optimum private enjoyment of adjacent properties?