

## **DEER RUN HOA GUIDELINES FOR APPROVAL AND INSTALLATION OF SOLAR ENERGY SYSTEMS<sup>1</sup>**

The Deer Run HOA supports the use of energy devices that are based upon solar energy resources. It is imperative that the use of these devices is in balance with community aesthetics and safety. Consistent with Colorado Revised Statute 38-30-168, HOA approval is required for all solar devices. The HOA Board of Directors, acting as the Architecture Control Committee (ACC), will review all such requests. The following guidelines shall apply with respect to the installation, maintenance, and use of roof-mounted solar devices. Given the open-landscape, open-access design of Deer Run, which strictly limits fencing, the installation of anything other than roof-mounted solar systems is prohibited. For purposes of this Section, “solar device” shall mean any solar device as defined in Colorado Revised Statute 38-32.5-100.3(2)

1. **PLANNING** - Homeowners should consider all existing structures, home/roof orientation, and landscaping before selecting a solar system. This document provides specific guidance on how to create solar energy systems with required aesthetic qualities.
2. **APPROVAL** - All plans for installation of solar devices must be approved by the Deer Run ACC prior to start of installation. The ACC will use the Deer Run installation guidelines to assist in determining the architectural appropriateness and neighborhood compatibility of the project. A Pikes Peak Regional Building permit must also be obtained and prominently displayed prior to the start of installation.
3. **SIZE** - Avoid overly large visible projects by ensuring the proposed system is no larger than necessary to meet the home’s electricity needs. A maximum size of 120% of the residence’s average yearly kWh usage is suggested by the Colorado Springs Utilities’ limit on solar PV rebates. A smaller size may be appropriate if needed to fit the roof area with the least visual impact.
4. **LOCATION**
  - a. Deer Run has adopted these Guidelines to require the least visible, high performance roof location for solar devices. Specifically, locating the array on the least visible of the South, East or West side of the home is requested. If an applicant refuses to locate the array on the least visible side of the home, that applicant must provide proof that the location is necessary to avoid significant decrease in performance or efficiency as compared to the least visible location.
  - b. A single symmetric planar array that follows the shape and proportions of the roof is required. The array should avoid being broken up by roof projections such as vents or skylights, and remain below the peak of the roof with a minimum of 18” off-set from the roof edge.
  - c. Flush-mounted panels (i.e., - the plane of the array is parallel to the roof and no higher than 8” above the roof itself) are the required method of installing solar panels.
  - d. Solar panels and exposed frames should have non-reflective surfaces.
  - e. All components of the solar collection system should be integrated into the design of the home. The color of the solar panels should conform to the color of the roof shingles, unless

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<sup>1</sup> Approved by the DR HOA Board on May 18, 2017.

the applicant can prove that this imposes a significant performance or cost burden. Solar “shingles” that mimic the look of a composite shingles are acceptable but the solar shingles and roof shingles should match color.

## 5. INSTALLATION

- a. All installation must follow applicable city code and governmental regulations.
- b. Deer Run is in an area of high winds and heavy snow. The design and installation of all solar devices shall consider this and all solar devices must be secured so that they do not jeopardize the safety of residents or cause damage to adjacent properties.
- c. Installation shall be by an El Paso County licensed installer.
- d. All solar panels/shingles shall be low profile, non-rack mounted panels, consistently following the roofline.
- e. Piping and electrical connections will be located directly under and/or within the perimeter of the panels whenever possible and placed as inconspicuously as possible when viewed from all angles.
- f. Wiring must be installed through the roof and routed inside the house or routed to the soffit nearest the home’s electrical meter panel.
- g. Connections to the inverter from the soffit will be encased in PVC. Exposed conduit (PVC) will be painted to match the adjacent roof and siding color. In no case will wiring be exposed. Inverters and disconnects will be installed as close to the electrical meter panel as possible.

## 6. MATERIALS

- a. In keeping with community aesthetics, the color of the solar device and components (exposed pipes, panels, and other apparatus) must be approved by the HOA.
- b. The panel framing system will be dark in color. No white or bright aluminum frames will be approved.
- c. The panels will have a dark back sheet and anti-glare glass.

## 7. REVIEW DOCUMENTS NECESSARY FOR ACC REVIEW

- a. A design document for the solar power system, drawn to scale, by a licensed Architect. The document must show where on the home the system and its components will be installed and the systems dimensions. These plans must bear the Architect's stamp. (Deer Run Covenants; Section 3.12)
- b. Describe the type of solar device to be installed.
- c. Include photos of the roof area where the array will be mounted.
- d. Describe material to be used and/or manufacturer’s description of the system, photos and/or pictures of the system and color of the system.
- e. Where possible, provide photos of similar existing systems as examples.
- f. Verification of the wiring method (through roof or external conduit) and that no exposed wires exist. In addition, verification that all conduit will be painted to match adjacent building materials.

## 8. MAINTENANCE AND UPKEEP

- a. All solar panels and components must be maintained in good repair.
- b. Unused or inoperable solar panels and components must be removed and the home/roof returned to its pre-solar state/condition.

The Deer Run ACC will provide either: a) approval of proposed installation, b) approval with required modification of plans, or c) disapproval with rationale. This decision will be based on the extent to which the proposed installation incorporates requested and required aesthetic guidelines. If the homeowner(s) seeks a variance they must provide a minimum of two bids depicting the cost and performance of installation of system – one bid in compliance with these guidelines and a second bid depicting the desired alternative location/installation, unless the variance represents the only feasible location. The HOA may require a bid or estimate from a second contractor to make an informed decision.