

Country Ridge Homeowners' Association Energy Policy

(765 ILCS 165/20)

Sec. 20. Deed restrictions; covenants. No deed restrictions, covenants, or similar binding agreements running with the land shall prohibit or have the effect of prohibiting a solar energy system from being installed on a building erected on a lot or parcel covered by the deed restrictions, covenants, or binding agreements, if the building is subject to a homeowners' association, common interest community association, or condominium unit owners' association. A property owner may not be denied permission to install a solar energy system by any entity granted the power or right in any deed restriction, covenant, or similar binding agreement to approve, forbid, control, or direct alteration of property. However, for purposes of this Act, the entity may determine the specific configuration of the elements of a solar energy system on a given roof face, provided that it may not prohibit elements of the system from being installed on any roof face and that any such determination may not reduce the production of the solar energy system by more than 10%. For the purposes of this Section, "production" means the estimated annual electrical production of the solar energy system. Within 90 days after a homeowners' association, common interest community association, or condominium unit owners' association receives a request for a policy statement or an application from an association member, the association shall adopt an energy policy statement regarding: (i) the location, design, and architectural requirements of solar energy systems; and (ii) whether a wind energy collection, rain water collection, or composting system is allowed, and, if so, the location, design, and architectural requirements of those systems. An association shall disclose, upon request, its energy policy statement and shall include the statement in its homeowners' common interest community, or condominium unit owners' association declaration.

(Source: P.A. 102-161, eff. 7-26-21.)

Wind Energy System Requirements

The installation of WIND ENERGY SYSTEMS is allowed if the following requirements are met.

1. The installation of WIND ENERGY SYSTEMS is prohibited.
2. Systems installed before the implementation of this policy are grandfathered.

Rainwater Collection Requirements

The installation of RAINWATER COLLECTION SYSTEMS is allowed if the following requirements are met.

1. The installation of rainwater collection systems is prohibited.

2. Systems installed before the implementation of this policy are grandfathered.

Composting System Requirements

The installation of COMPOSTING SYSTEMS is allowed if the following requirements are met.

1. The installation of composting systems is prohibited.
2. Systems installed before the implementation of this policy are grandfathered.

Solar Energy System Requirements

1. Homeowners shall first consider all existing structures and landscaping before selecting a site for proposed solar systems.
2. The homeowner, and not a third party, must own or lease the system that is to be installed. The system can only be solely for the personal use and benefit of the installing homeowner and not for use and benefit of another homeowner.
3. The installation of all solar heating and cooling systems shall only be done by a licensed installer.
4. Installation plans must be approved by the Architectural Review Committee (ARC) before delivery of materials or construction may begin. All requests are subject to up to a 75-day review process. Applications submitted to the ARC should include the following:
 - a. A diagram "drawn to scale" by the licensed solar installer installing the system showing where the system will be installed;
 - b. Photos of the roof area where the array will be mounted;
 - c. The clearance between the underside of the solar panel/mount and the roof surface;
 - d. 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. The system size in kilowatts (kW)
 - f. For systems with panels on multiple roof surfaces, the estimated annual output of all panels installed on each section of roof surface in kilowatt-hours (kWh);
 - g. The estimated annual output of the entire system in kilowatt-hours (kWh);
 - h. Where possible, provide photos of similar existing systems as examples.
5. Preferred location of solar panels is a rear-facing, roof-mounted array. Flush-mounted panels (i.e. - the plane of the array is parallel to the roof) on a roof facing a street will be allowed if documentation is provided from the solar contractor indicating this is the only feasible location for a solar array. Ground installation or installation on any vertical surface of any structure is prohibited.

6. All components of the solar energy system should be integrated into the design of the home. The color of the solar system components should generally 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 should match the color of the current roof shingles as much as is practical.
7. Mounting material, conduit, and electrical connections will be located directly under and/or within the perimeter of the panel array and made as inconspicuous as possible when viewed from all angles. No panel, mounting material, conduit, or wiring shall extend over the edge of the roof.
8. The highest point of a solar panel array will be lower than the ridge of the roof where it is attached.
9. All of the work necessary to complete the solar energy installation must take place on the Homeowner's property and none of the work shall be permitted in the common area or on a neighbor's property.
10. The homeowner shall comply with all applicable federal, state, and local codes, building ordinances, or other guidelines.
11. All panel array surfaces will be kept in good repair. Visible damage to any component of the solar energy system must be repaired within 6 months of notification by the HOA.
 - a. The Board shall levy fines for non-compliance with covenants, restrictions, and agreements, and bylaws of the Association. Pursuant to the enforcement of covenants, restrictions and agreements, the procedure shall be as follows; two verbal requests by the Board of Directors for correction, followed by a written request for correction from the Board. At the issuing of the written request, a date shall be set in the letter when the levying of a \$25/per day/per occurrence fine will commence.
 - b. This fine shall remain in force until the noted violation has been resolved and corrected.
 - c. Failure to pay an accrued fine shall result in a lien being placed upon the property until such time as the violation has been corrected and/or the fine has been collected.