

Solar Panel Approval Guidelines

Pleasant Hills Homeowner's Association is dedicated to identifying ways to provide internal and external cost savings, while providing a sustainable benefit to our economy, ecology, and community. In order to ensure that property owners have the freedom to employ alternative energy solutions, to promote the use of solar energy for heating and cooling, and to ensure esthetically pleasing, uniform installation/design of solar energy systems, the board adopts these solar energy system guidelines.

Homeowners desiring to install a solar energy system must provide plans for approval to Architectural Control Committee ("ACC").

All solar panel installations must have prior approval by the ACC before installation.

ACC approval is more likely if the following guidelines are followed in the proposal:

- Solar panels may only be installed on the home owner's roof. No ground level installations are allowed.
- The installation of solar panel systems shall only be done by a licensed contractor.
- On the choice of solar panels: Use of monocrystalline (vs polycrystalline, or amorphous) based solar panels is required given their higher output for given a footprint and their aesthetically pleasing black color. This will minimize the overall footprint on the house. Panels must be designed to be all black with black frame and backing. If using solar shingles, the color should match the color of the roof shingles as close as possible.
- On Layout:
 - The layout should work to minimize the footprint on the street facing roof. The ideal situation is to have all panels located on the sides and back of the house. There will be some situations where street side installations are required to achieve energy goals. These will be allowed where they are the only viable solution to meet energy goals. *But again, where layout/energy production options are equal, place the panels so they do not face the road.*
 - All conduit is hidden from view either inside the roof or below the panel installation.
 - No panel can extend above the roof ridgeline.
 - All panels must be installed flat to the roof with the low-profile support structure. Raised or tilted installations will not be approval.
- Proposal, developed by a licensed contractor, shall include:
 - a diagram drawn to scale, showing where the system will be installed.
 - Photos of the roof where the array will be mounted. A top-down picture of the roof with the solar panel array drawn onto the roof is very helpful in reviewing the proposal.
 - Materials to be used and/or manufacturer's description of the system, photos, and/or pictures of the system.
 - Installation requirements including efforts to hide wiring and support electronics from view.
 - an analysis, where street facing panels are required, to justify their usage to meet energy goals.

Generally, any details, that help the ACC see that the installation will be a clean, monochromatic black installation with support infrastructure hidden will aid in approval time.

Examples:

Silver framed, blue cells, white backing – Not allowed



Black cells, black frame but white cell backing (still see a clear outline around the cell)– Not allowed



Black frame, cells, and backing, hidden wiring – allowed





As an expectation of the homeowner longer term: Panels must be maintained. If they are no longer in use, they must be removed