

## **Solar Panels**

An architectural application must be submitted to the board for approval, along with a simulated diagram by the solar installer showing where on the roof system will be located, data sheet and illustration of equipment used in the installation.

Homeowner is responsible for obtaining permits and approvals prior to installation.

In addition, please note the following:

1. All panels must be flush with the roof surface as possible, no panels or any other equipment shall break the roof ridgeline.
2. Panels must be attached to the rear roof of the home or within an orientation to the south or within 45 degrees east or west of due south provided that the determination does not impair the effective operation of the solar energy system. No ground application.
3. Hiding conduit in attic and down eave or soffit is a priority.
4. Solar panel converter box must be near the electricity utility meter. All conduit from roof to converter box and connecting to utility meter must be color-matched to siding.
5. Panels are to be black in color or match roof color.
6. All piping from the panels must be painted the same or similar color as the surface upon which they are attached.
7. All solar panels shall be commercially/professionally made and installed within a timely manner.
8. As a reminder, when the roofs are replaced you will be required to remove the panels for ease of access as required by the roofing contractor. This will be a cost specifically required to be paid by the homeowner and never the association regardless of circumstances.
9. Notification to adjacent Duplex unit and adhere to all easement regulations as set forth in Duplex Article 3.04.
10. Work must be complete in 3 weeks from date of board approval.
11. Review of the final installation by the Architectural Committee is permitted to ensure all parameters were met as stated in the submitted architectural application.

The Contractor is to stay within the envelope of your home site during installation.

Any damage by the contractor to any common areas or neighboring home sites will be the responsibility of the contractor and/or applicant. This includes any damage to the wood or siding on the unit or neighboring home.

As of the approval date of this alteration, the homeowner will be responsible for all of the upkeep of the altered area and the homeowner will be responsible for maintaining it in a safe condition. The homeowner is responsible for any and all damage the solar panels may cause from the date of application, during the installation, or in the future.

When applicant is no longer living in the home, removal of the equipment is required and restoration of the entire area will be required. Alternatively, the new owner must agree to any maintenance, repairs or replacement the solar panels may need (ie: Transfer of ownership and all responsibility). Homeowners are required to divulge this information during a property's sale and closing. At no time will this become the responsibility of the association.

Should you have any questions regarding this matter, please submit them in writing to the Board of Directors via Foster/Premier, Inc.

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