

Vista Park Villas HOA

Solar Panel Installation and Maintenance Requirements

Under Civil Code 4746 (a), Vista Park Villas HOA must require the following:

- The applicant is to notify each owner in the building of the proposed solar energy system installation.
- Owner/successive owners shall carry an additional insured policy for homeowner liability coverage naming the HOA, and must provide the HOA with proof of insurance within 14 days of approval and annually thereafter.

Under Civil Code 4746 (b), the Association is imposing reasonable provisions that:

- Require owners to provide a survey of “usable solar roof area” for the entire building the panels will be installed at, prepared by a licensed contractor/knowledgeable salesperson.
- Require the survey to include an equitable allocation of usable solar roof area for all owners sharing the roof/garage/carport as well as indicating the exact route and place of all equipment and conduit on the building.
- A construction deposit will be required before start of the installation based on cost of the installation and building area.
- The deposit will be returned after an inspection of the roofing membrane and adjacent common area determines that no area was compromised.
- The cost of the inspection is to be paid by the owner of the proposed solar panel system.

Vista Park Villas HOA requires owner/successive owners to be responsible for:

- Costs for damage to any common area resulting from the installation/ maintenance/ repair/ removal/ replacement of the solar panel system.
- The owner shall sign and notarize a maintenance agreement that shall run with the property (meaning it is recorded on the unit to bind the current and future owners) for costs related to the maintenance/ repair/ replacement of solar energy system installation until it's removal, and not limited to routine maintenance to the common area roof.
- Restoration of all common area and separate interests after removal.
- Disclosing the solar energy system installation to prospective buyers and all related responsibilities.
- The owner shall be responsible for an annual inspection by a state licensed, insured, bonded Contractor carrying Workman's compensation and provide proof thereof to the Vista Park Villas HOA. This inspection is to include the entire solar system, including conduit. A detailed report shall be provided to the HOA.

- All owners in the building and the HOA shall be given a minimum of 14 days' notice before the system's panels are cleaned. License, bonding, insurance and proof of workman's compensation will be provided to the HOA before cleaning is to take place.

A fully completed Architectural Request submission is required along with the following documentation:

- A Building site survey including all requirements as detailed above.
- Provide the name of the Solar Panel Energy Company and all subcontractors (installers).
- Contractors and Subcontractors' liability policies shall have Vista Park Villas HOA as a named insured on these policies.
- If the Contractor does not subcontract, then a statement shall be provided stating that "no subcontractors/3rd party installers are involved in this installation."
- The Solar Panel Company and all subcontractors' contractor licenses, bonding and workman's compensation policies shall be submitted with the Architectural Request.
- A copy of the City of Vista's issued permit shall be provided before installation starts.

Information for Unit owners considering Solar Panel installation:

- Vista Park Villas flat roof membrane has an expected life span of 20 years.
- A solar panel owner shall be responsible for the cost of system removal for proper maintenance of the Association's roofing system.
- The unit owner shall be responsible for roof leaks related to the solar energy system or installations.
- The Association's NDL 20-year roof membrane warranty may be voided by the installation of solar panels and the owner of the solar panels assumes financial responsibility for any roofing membrane costs that arise due to the loss of the NDL warranty.
- Due to noise issues the Association requires air conditioning equipment to be mounted on the roof and the solar panel system may not leave enough area for the air conditioning equipment to be installed and/or maintained. The only exception to roof mounted air conditioning units is for the ground level, single story units. Those units must have their air conditioning equipment placed within their exclusive use patio area, also due to noise issues.