

Hiller Highlands II Association

Solar Energy System Specifications & Procedures

General Requirements

1. These specifications and procedures apply to all photovoltaic and solar hot water heating systems installed in Hiller Highlands II.
2. California Civil Code Sections 714 and 714.1 concerning the installation of solar energy systems apply to Hiller Highlands II Association (Association), and
 - a. Prohibit the Association from prohibiting or unreasonably restricting the use of solar energy systems
 - b. Allow the Association to:
 - 1) Impose reasonable restrictions, that do not significantly increase the cost or decrease efficiency or specified performance of systems that comply with state and federal law
 - i. For a solar domestic water heating system, “significantly” means an increase in cost exceeding 20% or a decrease in efficiency exceeding 20% compared to originally specified system
 - ii. For a photovoltaic system, “significantly” means an increase in cost exceeding \$2,000 or a decrease in system efficiency exceeding 20% compared compare to originally specified system
 - 2) Allow for an alternative system of comparable cost, efficiency, and energy conservation benefits.
 - c. Require solar energy systems to meet state and local applicable health and safety standards
 - d. Require photovoltaic systems to meet applicable safety and performance standards established by the National Electrical Code, Institute of Electrical and Electronic Engineers, and Underwriter Laboratories or other accredited testing laboratories and the applicable rules of the Public Utilities Commission
 - e. Require solar hot water systems to be certified by the Solar Rating Certification Corporation or other nationally recognized certification agencies
 - f. Require the Association to process and approve applications for solar energy systems in the same manner as applications for architectural change and shall not be willfully avoided or delayed.
3. Solar energy systems shall
 - a. Meet City of Oakland Building, Mechanical and Electrical codes
 - b. Meet HHII specifications, which follow
 - c. Be installed by a licensed solar energy system contractor.
4. Homeowners and the Association shall meet the requirements of Article 8 Architectural Approval of the Association’s current CC&Rs.

Specifications

1. Solar energy systems installations shall
 - a. Not be installed on Hiller Highlands II common area.
 - b. Preserve existing views and sightlines of HHII homeowners
 - c. Not interfere with reasonable access to adjacent properties for purpose of maintenance painting and repair, e.g. setback from property line on abutting roofs
 - d. Be flush mounted on the plane of the roof
 - e. Be securely attached to the roof and or building
 - f. Not protrude beyond the roofline
 - g. Have dark colored low reflective metal trim and conduit on or protruding from roofs
2. Additional system components such as wiring, conduit, piping, pumps, electrical and electronic components and switchgear shall:
 - a. Be installed in a location and manner that minimizes visibility by
 - 1) Installing the equipment in the interior of the property when feasible
 - 2) Painting to match the surface to which it is attached
 - 3) Follow the natural lines of the building, building trim, downspouts, laps of siding, etc.
 - b. Be neatly and securely fastened to the building.

Procedures

1. Installations of solar energy systems require prior approval by the Association's Board of Directors (Board), which shall not be unreasonably withheld.
 - a. A homeowner shall notify the Board in writing of his/her intention to install a solar energy system.
 - b. The application shall include
 - 1) A completed Application for Architectural Change form, which can be obtained for the Board
 - 2) A complete set of drawings and specifications for the entire system showing dimensions and set-backs
 - 3) Installation and maintenance requirements
 - 4) A demonstration of conformance with the above Specifications and General Requirements
 - 5) Name of contractor and contractor's license number
 - 6) Brochures, etc. showing the look of the proposed system.
2. After a complete application is submitted, the Board shall respond in writing with approval or denial of the application within 60 days per Section 8.9 of the Association's CC&Rs. The homeowner has the right to alternative dispute resolution per Section 8.10 if the Board fails to act as required by Section 8.9.
3. All applicable City of Oakland permits are required before final approval to proceed by the Board.

4. To expedite Board approval, an owner planning the installation of a solar energy system may apply to the Board for preliminary consultation by submitting preliminary plans and specifications per Section 8. A walk through by the homeowner, contractor and Board may also expedite approval.
5. If a solar energy installation may affect neighbors' view or sightline, prior notice to affected neighbors is required. Affected neighbors have 30 days to request a formal meeting with the homeowner seeking to install the solar energy system and the Board, if informal discussions do not resolve neighbors' concerns.
6. Formal resolution of disputes shall be conducted in conformance the dispute resolution provisions of Association's CC&Rs.

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