**Solar Energy Installations**

**Policy No. 13**

**Adopted April 15, 2024**

This Policy establishes guidelines for the replacement, maintenance, installation, or operation of Solar Energy Systems by Association Members in compliance with the Homeowner’s’ Energy Act.

The Association’s Board adopts this Policy, which is binding upon all Co-owners and their tenants, occupants, successors.

Members are prohibited from installing Energy Saving Improvement or Modifications within any common area without first obtaining the Board’s prior written approval.

**Application Process for Solar Energy Systems**

A Member desiring to install solar energy systems on their unit shall submit a written application to the Association prior to installation. The written application must include all the following information.

1. The Member’s name.
2. The street address of the location where the Solar Energy System will be installed.
3. The name and contact information of the person that will install the Solar Energy System.
4. An image showing the layout of the Solar Energy System on the member’s unit.
5. A description of the Solar Energy System to be installed.

The Board will approve or deny said application within 30 days of receipt. If not approved or dene within 30 days of receipt, the member may proceed with the installation. The Board will review the application based on compliance with the Policy and Homeowners’ Energy Policy Act.

The Association may charge a reasonable fee for reviewing written applications.

**Criteria for Denial or Removal:** The Board may deny an application to install a Solar Energy System or require removal of a Solar Energy System if one or more of the following apply.

1. A court has found that the installation of the Solar Energy System violates the law.
2. The installed Solar Energy System does not substantially conform to the Member’s application to install the Solar Energy System as approved by the Board.
3. The Board has determined that the Solar Energy System will be installed on the roof of a residence of the Member requesting installation and one or more of the following apply: (a) the Solar Energy System will extend above or beyond the roof of that home by more than six (6) inches; (b) the Solar Energy System does not conform to the slope of the roof and has a top edge that is not parallel to the roof line; (c) the Solar Energy System has a frame, support bracket, or visible conduit or wring that is not silver, bronze, or black tone that are commonly available in the marketplace.
4. The Solar Energy System is not installed on the roof. The Solar Energy System will only be approved if installed on the roof.

The Board prefers that the Solar Energy System and mounting system be compatible in color to the established roof materials.

**Requirements: the member shall comply with federal, state, and local building codes and permit requirements in the replacement, maintenance, installation, or operation of the energy-saving improvement or modification or the installation of the Solar Energy System.**

Members are responsible for maintaining, repairing, and replacing their Solar Energy System and ensure their Solar Energy System remains in good condition and repair and complies with all federal, state, and local building codes.