

WHITNEY OAKS COMMUNITY ASSOCIATION

Solar Energy System Guidelines

Adopted: September 21, 2011

Solar energy systems, also known as solar panels, are allowed if approved by the Architectural Review Committee. Homeowners must submit an Architectural Application for approval of their solar energy system and installation along with a \$50.00 processing fee, prior to installation. The Architectural Review Committee reserves the right to impose reasonable restrictions on the solar energy system and installation thereof, including, but not limited to, the following provisions:

1. A construction drawing showing the locations where the solar electric modules (aka solar panels) are to be mounted must be submitted with Homeowner's Request for Approval. Once approved, the number and location of solar panels cannot change from the specifications set forth in the construction drawing. Solar energy system installations shall be done in a manner to reasonably reduce visibility from the street or common areas, to the extent possible and allowed by law.
2. A specification sheet or brochure detailing the solar energy system materials to be used must be submitted with Homeowner's Request for Approval. Once approved, the solar energy system specifications may not materially deviate from those submitted.
3. Solar panels must be installed on the plane of roof material (flush mounted) or ground mounted out of view of the common area as much as possible.
4. All ground mounted solar units must be installed so that they are not visible from the streets unless the installation results in an increase in the installation costs in excess of \$2,000.00 or a decrease in the efficiency of the panels in excess of 20%.
5. Ground mounted solar panels must be screened by plants from view of adjacent homes unless the screening results in an increase in the installation costs in excess of \$2,000.00 or a decrease in the efficiency of the panels in excess of 20%.
6. Aluminum trim, if used and visible, must be anodized or otherwise color treated.
7. All exterior conduits must be installed out of sight, such as in the attic or under the eaves, and/or color coded to match the tile roof, eaves or stucco where it is not reasonably possible to conceal them. The inverter, DC and AC disconnect boxes, any alterations to the existing 200 amp main electrical panel, and any other exterior system components (excluding the solar panels) must also be concealed and/or color coded to blend with the structure.
8. Solar panels must be firmly secured to the roof in accordance with local building codes.
9. The solar energy system shall meet all applicable health and safety standards and requirements imposed by state and local permitting authorities.
10. Homeowner must provide for the maintenance, repair or replacement of the roof and solar energy system to the satisfaction of the Whitney Oaks Community Association. In particular, the solar panels must be kept free of dried leaves to avoid fire danger, and cleaned at least twice a year.
11. The approval of this solar energy system does not create or grant any solar easement, and no guarantees as to future solar easements are made.