

Liberty Hall Plantation HOA Solar Energy Systems Guidelines

1. A solar energy system is defined as any solar collector or other solar energy device/devices or any structural design feature of a building whose primary purpose is to provide for the collection, storage and distribution of solar energy for space heating, space cooling, electric generation or water heating. The following common solar systems are examples of items that would be considered solar energy systems:

- Photovoltaics (PV) - solar electric
- Residential Building - Integrated Photovoltaic Systems - solar electric
- Solar water heating (SWH) for use within building and space heating
- Solar fan and ventilation
- Solar pool heating
- New technologies may be considered if sufficient information is available.

2. All solar device plans must receive ARB approval before installing any solar energy device or system.

3. The ARB shall not be responsible for the system design nor the verification of the system's compliance with any and all applicable governing regulations, requirements, standards and building codes. The homeowner shall insure and document that the proposed system complies with all applicable governing regulations (federal, state, Berkeley County, and City of Goose Creek) requirements, standards and building codes before submitting ARB Request.

4. Wiring shall be installed in rigid conduit from roof area to inverter, disconnect and meter.

5. All devices and installations shall be rated for the minimum local wind zone code.

6. The ARB shall have the right to disapprove any proposed solar energy system based on aesthetics pertaining to location, profile, size, color, texture, material and other aesthetic criteria considered by ARB pursuant to our Community Guidelines.

7. Solar roof top arrays (collection of panels) and devices shall not be installed on the front facing roof of the house or the front areas of the property. Solar rooftop devices must be visually integrated with the architecture of the house regarding style, location, size and color and shall maintain the aesthetic nature of the existing structure. The installation of such devices shall minimize visibility from streets in front of property, from other side streets and from neighboring properties.

8. Any and all roof mounted fixtures, features, equipment and systems located on the roof shall be within the vertical wall line of the structure. If the roof overhang is minimal, additional distance between roof edge and solar device may be required.

9. Solar panels shall be installed on the plane of the roof material and shall not extend above the ridge line of the roof. If the array is not aesthetically acceptable, the ARB may require an alternative configuration of the panels. Tracking platforms or mechanisms that allow the device to tilt seasonally, permanently or by time of day are not allowed.

10. The solar panel array shall be roof mounted and integrated into the roof structure. Panels shall be flush mounted with roof, and the panels shall have a maximum panel clearance (distance from the roof surface to the top surface of panel) of 8 inches. The panels shall be flat with no ridges and no curves. Solar energy system yard arrays are permitted. Any solar system array installed with a ground level mounting system must be in the backyard shielded from view with a privacy fence and shall not exceed the height of the fence.

11. Solar panels shall have non reflective surfaces. The panels shall be dark in color and be consistent with the character of the roof and structure. The color of the panel frame shall be consistent with the color of the roof. All roofing materials, including portions of underneath and/or abutting solar energy systems, shall be compliant with Community Guidelines.

12. All plumbing, piping, electrical and utility lines for the solar energy system shall be internal and/or concealed from view. Any associated fixtures, devices, features, equipment and systems not located on the roof shall be located in accordance with setbacks and easements for the subject property and concealed from the neighboring properties' view and not visible from the street. PV system inverters shall be installed on the same plane as the existing utility meter and the inverters, disconnect and meters shall not be visible from the street. Where appropriate, a fence or other screening of sufficient height may be required to aid in screening the solar energy system as determined by ARB.

13. SWH systems shall possess SRCC (Solar Rating Certification Corporation) certification to insure high quality standards, shall be installed flush to the roof with no more than a 3-inch rise in elevation above the roof and shall be flat and clear with no ridges, curves or external piping.

14. The solar energy system and devices shall be preferably owned by the homeowner, but leased products from third parties may be considered. Ownership must be clearly identified on the ARB Request. ARB Request shall only be submitted by owner and not by third party leasing company. All approvals shall be designated to the homeowner and

not to a third party leasing company. The homeowner shall be responsible for ensuring a third-party leasing company's solar energy system installation, operation and maintenance complies with approved Community Guidelines and such appropriate compliance language shall be included in the leasing documents. A copy of the proposed lease document shall be submitted with ARB Request prior to approval and installation.

15. Prior to installation of any rooftop systems, the roof surface shall be verified and documented to have a minimum roof life of 10 years. Roof life shall be determined by proof of roof installation date, professional roofer certification or professional home inspector certification; in each case in form and substance acceptable to ARB.

16. All PV installations should have a minimum manufacturer's power performance warranty of 20 years, and minimum panel efficiency of a PV system should be 12%. All SWH installations should have a minimum manufacturer's power performance warranty of 10 years and should have non-mechanical overheating protection mechanisms.

17. The homeowner of an approved and installed solar system shall properly maintain such system to ensure that it does not deteriorate or create visual and/or aesthetic nuisance as determined by the HomeOwners Association (HOA) Board of Directors. If the system becomes a visual and/or aesthetic nuisance, the HOA Board of Directors reserves the right to enforce any of its rights to insure homeowner compliance that may include, but not limited to, fines and/or removal and shall include remedying the area of the removed system to its original state of compliance.

18. If the installed solar system is no longer functioning, in use or in violation of any governmental regulations or requirements, the HOA Board of Directors has the right to require the owner to maintain the system in good and aesthetically pleasing condition pursuant to the Community Guidelines that may include removal of the system and remediating the area of the removed system to its original state of compliance.

19. If the homeowner allows installation of a solar system not approved by ARB or installed not as approved by ARB, the HOA Board of Directors shall impose remedy or removal of such a system at home owner's expense, and the homeowner shall reimburse the HOA for any and all expenses, including legal expenses and violation fines, required to enforce this guideline.

20. No trees shall be removed or vigorously pruned to facilitate efficient installation and/or operation of the system without formal ARB approval. Only trees on homeowner's property that create shading greater than 10% of the total panel area between 9:00 AM and 3:00 PM (EST) shall be considered for removal. Mitigation may

be required when tree removal is approved by ARB.

21. Contractors shall have state licenses required for solar system installation in SC

22. The ARB Request submittal shall also include the following in addition to the published ARB request guidelines: Written statement from contractor or leasing company that the proposed solar energy system complies with all applicable governing regulations, requirements, standards and building codes. Documentation of the system specifications and warranties and SRCC certification for SWH system. Mitigation proposal if application requests tree removal from the property. Trees to be removed shall be clearly identified on the ARB application and in the homeowner's yard. A licensed Arborist information and permit for the tree removal must also be submitted for ARB approval. ARB has final approval and will review each case.

Before me, the undersigned officer of Liberty Hall Residential Property Owners Association, Inc. on July 26, 2022, who solemnly affirms that the foregoing instrument was duly approved by the Board of Directors for Liberty Hall Residential Property Owners Association, Inc. on 26 July, 2022.

**Liberty Hall Residential Property
Owners Association, Inc.**


Signature

By: ERIC J. BENNETT II
Print Name

Its: PRESIDENT
Print Title

SWORN TO AND SUBSCRIBED before
me this 27 day of July, 2022.

Allison Dagnan
Notary Public, State of SC
My Commission Expires 2/19/24

