

# Eagle Landing Association Solar Panel Policy

The Board of Directors adopts this policy to promote the use of solar energy to produce electricity/solar PV and to ensure uniform installation and design of solar energy systems. The purpose of this policy is to clarify the placement, size and type of structures by limiting the intrusion of solar panels into the natural setting of the Community. The desired outcome is the harmonious blending of solar panels into the natural character of our Neighborhood and Community.

Solar panels shall not be installed or maintained without approval of the Architectural Review Board (the "ARB"). Solar panels must meet the following requirements before they are to be approved by the ARB:

- 1) Homeowners should first consider all existing structures and landscaping before selecting a site for any proposed solar energy system.
- 2) Solar panels must be placed so as not to be visible from the front of the home at the street's edge and must be low profile, roof-mounted array. The array must not exceed 8 inches above the roof plane.
- 3) In promoting conformity throughout the Community, all components of the solar energy system should be integrated into the design of the home. The color of the solar system should be black.
- 4) The installation of all solar energy for the production of electricity/solar PV shall only be done by a licensed installer or journeyman plumber. Applications submitted to the ARB should include the following:
  - a. A diagram "drawn to scale" by the licensed contractor installing the system showing where the system will be installed;
  - b. Photos of the roof area where the array will be mounted;
  - c. Material to be used and/or manufacturer's description of the system, photos and/or pictures of the system and color of the system;
  - d. Where possible, provide photos of similar existing systems as examples.
- 5) Piping and electrical connections will be located directly under and/or within the perimeter of the panels, when possible, and placed as inconspicuously as possible when viewed from all angles.
- 6) All panels and painted surfaces will be kept in good repair. The Property Owner is responsible for any damage needing fixing. Repairs to the system must be made within thirty (30) days.
- 7) Changes to adjacent property should not impede an existing or soon-to-be-installed solar panel system or interfere with any existing solar energy easement.

A variance to certain sections of these guidelines may be granted by a majority vote of the Eagle Landing Association, Inc Board of Directors if compliance with these guidelines would significantly increase the purchase price of the solar panel system or significantly decrease its performance or efficiency.

Eagles Landing Association: Solar Policy Adopted by the Board of Directors on 4/27/2017