



RULES AND REGULATIONS

RENEWABLE ENERGY DEVICES

INTRODUCTION

The Association does not want to impede the laudable goal of conserving energy but feels it is important that the installation and maintenance of Renewable Energy Devices is reasonably controlled to maintain the harmonious nature of the community and protect home values.

The Association and its Board has no expertise regarding such systems, and therefore, its installation approval (if awarded) is not a representation that the system chosen by an Owner is safe to use or compatible with the structure or the Lot itself. The Owner assumes and bears all risks regarding the installation and use of such a system.

APPROVAL PROCESS

The installation and use of a Renewable Energy Device requires approval by the GCSA Architectural Review Board "ARB" prior to installation.

No work should begin until the Owner receives written approval from the ARB.

A "Renewable Energy Device - Property Change Request Form" is available and should be submitted along with an illustrated brochure of the system including materials specification sheets, drawings identifying the number and location of collectors, the system anchoring hardware, and the location of exterior system components.

A Chatham County Permit may be required and should accompany the request. If required, ARB approval will not be granted until the permit is provided.

ALLOWABLE SYSTEMS

Roof Mounted Solar Panels and Solar Roof Tiles
Ground Based Solar Panels and Solar Flowers
External Biomass Systems
On Grid - Off Grid - Hybrid

SYSTEM TYPES NOT ALLOWED

Solar Towers – Wind Turbines – Hydroelectric
Any other not identified in the "Allowable Systems" above



PERFORMANCE STANDARD

The following Rules and Regulations were created to parallel the industries 60% replacement “Standard” (generating 60% of your normal usage). The ARB will make their determination using the information you provide and against this “Standard”.

LOT MODIFICATIONS AND TREE REMOVAL

Any modification to the property, including tree removal, necessary for installation or enhancing system performance must be approved by the ARB prior to alteration.

The association considers trees to be neighborhood enhancing and has installed strict controls to allow them to flourish.

However, certain species; Chinese Tallow, Bartlett Pear, Pine, Sweetgum and Wax Myrtle (if removal requested) will be approved for this purpose.

PLACEMENT / FINISH AND MAINTENANCE

Placement of the device should be the least obtrusive to neighboring properties and view from the common way.

Roof-mounted systems must be installed so that the panels are flush-mounted and on the back and (only if necessary to achieve the “Standard”) sides of the home.

The front of the home can not be utilized unless the Owner requests and the ARB issues a “Variance” (Requires Exceptional Circumstances).

Ground Based systems should be concealed/screened by a privacy fence, barrier or natural buffer and should not exceed the height of that screening.

No ground-based systems are allowed in the front yard.

No panel, piping, or exposed part of the installation shall break the roof ridgeline boundary to which it is attached.

Visible surfaces (excluding the collector panel face) should match the color of the surface on which it is mounted.

The Owner will ensure that the device is properly and timely maintained and complies with the aesthetic standards of the community.