

ARCHITECTURAL RULES, REGULATIONS & GUIDELINES

SOLAR ENERGY DEVICES

I. INTRODUCTION

The laudable goal of saving energy and incorporating equipment and systems into and on to homes or lots which do so has resulted in increased interest in the installation and use of solar energy devices and equipment. The Association does not want to do anything to prevent use of such devices, but feels it is important to ensure that such equipment is reasonably controlled as to appearance and location of installation, so as to protect neighbors and the community as a whole from unsightly equipment and/or installation. Accordingly, the purpose of these Rules about solar energy devices and equipment is to reasonably control use and location to protect home values and aesthetics in the community, without preventing their use.

II. POLICY

These rules, regulations and guidelines apply to all solar energy devices including without limitation solar panels and their associated components, solar tubes, solar skylights, wind turbines or other solar energy devices (collectively referred to in this Rule as "devices" or "systems" or "equipment") which due to installation and use location are or may become "visible from neighboring property" above the fence line or other privacy barriers that may exist between neighboring yards and homes.

1. APPROVAL OF INSTALLATIONS

- a. Detailed plans for installation and placement of any solar panel / energy device must be submitted to the Architectural Review Board (the "ARB") for review and receive written approval from the ARB prior to such installation.
- b. An illustrated brochure of the proposed system, which depicts the materials to be used, and drawings showing the location and number of collectors, the attachment to the roof structure, and the location of exterior system components, shall be submitted with the architectural request.
- c. A Chatham County Permit may be required for the installation of such device and ancillary equipment. The Association strongly suggests to Owner that he/she use an installer which is a licensed solar equipment contractor with the appropriate contractor's license. Owner is entirely and solely responsible for knowing what permits may be required and obtaining any such permits before installation begins.

- d. Homeowners are urged to check with their home builder or insurance company prior to installation of devices for how such installation may impact their roof warranty or other aspects of their structure. Neither the A.R.B. nor the HOA Board of Directors is liable to the property owners from roof damage or for effects to roof warranties. The Association and its Board has no expertise or special knowledge regarding such systems, and therefore, the Association's approval for installation of any such device(s) or system is not a representation that the system chosen by an Owner is safe to use or is compatible with Owner's roof or other structure on the Lot or the Lot involved, and Owner assumes and bears all risks regarding installation and use of such a system.

2. TYPES

- a. Only commercially or professionally made devices are allowed. "Homemade" devices will not be permitted due to the safety and aesthetic aspects of such devices.
- b. Only roof mounted solar panels are permitted. Placement of panels should be the least obtrusive to nearby neighbors and views from the street. The Association realizes that for any houses located on corner lots where the back of the house or roof is visible from a side street, that installation of such devices on the back side roof may still be visible from the street abutting the side of Owner's lot, and installation on the back roof side of the house under these circumstances will not be considered a violation of these Rules.

3. LOCATION / PLACEMENT

- a. Calculations should be provided with the initial application verifying the number and the area of panels required for the proposed solar energy system. Panels should be of the same size and shape and placed together to avoid gaps between individual panels.
- b. Roof-mounted systems must be installed so that the panels are flush-mounted and centered on the back side of a house or a garage roof if sufficient space is available, or if possible, the patio roof should be used/extended.
- c. Solar panels should be installed as far as possible to the rear of the house or garage. The front slope of the roof of the house or garage may not be used
- d. Solar panels should be an integrated part of the roof design and mounted directly to the roof deck or, if mounted on or over the existing roof tile, should be flush with the slope of the roof. Solar units must not break the roof ridgeline or roof boundary.
- e. Solar panels should be positioned as low as possible on the roof extending wider rather than higher on the roof plane. No solar panel, piping, or any exposed part of the installation shall extend beyond the perimeter boundary of the roof section to which it is attached.

- f. The solar panels, piping or any exposed part of the installation may not be higher than the roof peak.
- g. Visibility of devices and their components must be minimized from public view, and may be required to be screened from neighboring property in a manner approved by the A.R.B.
- h. No tree(s) may be removed for purposes of increasing solar energy to a roof mounted solar energy system without approval of the A.R.B.
- i. 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. Depending on visibility, a matte or anti-reflective coating may be required.

4. CONSTRUCTION / FINISH

- a. All roof mounted equipment, (excluding the face of the solar panels), must match the color of the roof material. This includes wind turbines, solar skylights and other equipment. Exposed surfaces such as any frame or supports for panels but excluding the exposed collector panel face itself must be painted to match, or the color of the materials used must match, the surface on which it is mounted.
- b. All exterior plumbing lines shall be painted to match, or the color of the materials used must match, the color of adjacent roof material and walls. Aluminum trim, if used and visible, should be anodized or otherwise color treated to blend into the surroundings as much as possible.

5. MAINTENANCE

- a. Homeowners will ensure that all surfaces of such devices or equipment, whether painted or colored materials, are properly and timely maintained to prevent peeling and cracking of paint or loss of coloration or other deterioration to the point where the equipment becomes unsightly and/or incompatible with the aesthetic standards of the community.
- b. Installation of solar panels shall not set aside normal and routine roof maintenance or the need to replace the roof at the end of the roof material lifespan.
- c. Solar panels shall be removed and the roof restored to original appearance if the solar panels become inoperative.