

The board adopts these guidelines to promote the use of solar energy and to ensure uniform installation and design of solar collection systems while preserving the aesthetic appeal of our neighborhood. This set of guidelines applies to any solar collection system including photovoltaic generation panels, hot water systems or others.

1. Homeowners should first consider all existing structures and landscaping including surrounding properties before selecting a site for any proposed solar collection system.
2. All plans must be approved by the Architectural Control Committee (ACC) prior to installation.
3. Preferred location of solar panels is 1) a rear-facing, roof-mounted array or 2) a ground-mounted array on the side or rear of the house.
4. Ground mounted solar panels shall be hidden from the street and adjacent properties by fencing or landscaping and shall not protrude above fencing or landscaping. Newly installed fencing and landscaping should conform to the ACC guidelines for height and type.
5. Roof mounted solar panels shall not occupy more than 50% of the area of any non-rear facing roof.
6. All components of the solar collection system should be integrated into the design of the home. The color of the system components should generally conform to the color of the roof shingles to the extent practical. Solar “shingles” that mimic the look of a composite shingle are acceptable but should match the color of the current roof shingles as much as is practical.
7. Applications submitted to the ACC 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.
8. 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.
9. The highest point of a solar panel array will be lower than the ridge of the roof where it is attached.
10. All painted surfaces will be kept in good repair.

A variance to certain sections of these guidelines may be granted if compliance with these guidelines would significantly increase the purchase price of the solar system or significantly decrease its performance or efficiency. If a homeowner seeks a variance they must provide a minimum of two bids depicting the cost of installation of the solar systems – one bid in compliance with these guidelines and a second bid depicting the desired alternative location, unless the variance represents the only feasible installation location.

Flush-mounted panels (i.e. – the plane of the array is parallel to the roof) on a roof facing a street will only be allowed if documentation is provided from the solar contractor indicating this is the only feasible location for a solar array. The ACC may require bids or estimates from a second contractor in order to make an informed decision.