

WCPOA ('Association') Requirements and Guidelines for Installing a Rooftop Solar Energy System

These Requirements and Guidelines were adopted by the Architectural Committee and approved by the Board of Directors as requirements and guidelines of the Association as provided within Sections 10.1 of the Association's CC&R's. They govern the appearance and use of properties within the Association to establish and maintain the character of the community.

APPROVAL

No solar energy system may be installed on property within the Association without prior approval of the Association's architectural review committee.

SUBMITTAL OF INSTALLATION PLANS

No fewer than 30 days before installing any solar energy system, the homeowner shall submit to the architectural review committee, detailed plans for the proposed installation, including a schematic, scaled drawing of the proposed installation and the manufacturer's installation and placement specifications for the solar energy system. The submittal must also include the proposed location and number of collectors; the method of attachment to the roof structure; and the location of all exterior system components. A new construction deposit of \$3000 is required to accompany the submission request. The deposit will be handled in the same manner as a new construction deposit.

STANDARDS FOR BUILDING-MOUNTED SOLAR ENERGY SYSTEMS:

Each building mounted solar energy system must

- Be installed on the roof of the primary residential structure or garage;
- Be located in a position least visible from any street or common area, so long as such location does not reduce annual energy production by more than 10% over alternative locations;
- If installed on a pitched roof, must be parallel to the plane of the roof or otherwise conform to the slope of the roof and must not be greater than 12 inches above the roof surface to which it is attached;
- Not extend beyond the perimeter boundary of the roof section to which it is attached and must terminate such distance from the edge of the roof as required by any applicable building and fire codes.
- Unless frameless, the solar panel frames must be of a flat black or dark grey color.
- Have visible frame brackets, supporting hardware and piping or wiring that is flat black, dark grey or a color matching the surface upon which the building system is installed; and
- Not exceed the existing roofline in height except a system installed on a flat roof may exceed the pitch of the roof by up to 20 degrees.

GENERAL REQUIREMENTS:

Each building mounted solar energy system must

- Be installed in conformance with all applicable governmental rules, laws, regulations and ordinances, including, but not limited to applicable zoning, building and fire codes;
- Not threaten public health or safety or violate any applicable law;
- Be maintained in good repair and working order. Any solar energy system which is damaged, destroyed, or disused must be removed or repaired within 90 days after such initial damage, destruction or disuse; and
- Not be installed until the deposit is paid and building plans and specifications have been approved in writing by the Architectural Committee.