

# Regency Communities HOA

## SOLAR PANEL GUIDELINES

Adopted March 28, 2019

The Regency Communities Architectural Review Committee (ARC) must approve all solar energy system specifications in writing prior to installation. The Homeowner must supply detailed documentation as part of their application and await final approval before installation can begin. The ARC will review applications per the schedule outlined in Regency Communities July 2012 Amended Architectural Guidelines and communicate with the Homeowner with assistance from the community management company contracted by Regency Communities.

Homeowners are advised not to sign any contracts or make any down payments prior to ARC approval as they do so at their own risk.

- 1) Homeowners must use a licensed contractor who is qualified to install solar panels.
- 2) Homeowner must obtain a building permit for installing solar panels and ensure the installation meets applicable code.
- 3) Only commercially or professionally made devices can be used.
- 4) The preferred location for solar panels is on roofs sloping towards the rear of the residence, as long as the panels are not visible from streets.
- 5) Placement of solar panels on roofs sloping towards the sides of a residence may be considered as long as the roofs do not face streets, but only if a report is submitted from the installer stating that rear installation would not have enough sunlight to generate the solar power necessary to operate the system and that the only opportunity for any cost savings to the homeowner requires solar panels being installed on the side of your home. This is still not a guarantee of approval by the ARC committee.
- 6) Solar panels are not likely to be approved in these locations:

- a. in any location where the solar panels are visible by a person standing on a street, including on roofs sloping towards the front of a residence;
  - b. on the exterior walls of the home or garage; or
  - c. in any location if the solar panel is ground mounted.
- 7) Permitted solar panels must match the color of the roof, be flush-mounted with the slope of the roof, and be designed in a square or rectangular pattern on the roof. No part of the installation may extend above the peak of the roof on which it is mounted. Conduits must be located under the roof and not exposed on the roof.
- 8) If approved, the homeowner must ensure that all surfaces and equipment associated with the solar panels is properly maintained to prevent peeling, cracking of paint, loss of coloration, or other deterioration.

The following documents must be included along with the required application:

- Detailed plans for installation and placement of any solar panel showing visibility of the system from areas open to common or public access
- A drawing (with dimensions) by the licensed contractor installing the system showing the proposed location of the system
- Photographs or manufacturer literature for all proposed system components including specifications, color, and materials

The Regency Communities HOA, Board, and ARC have no expertise or special knowledge regarding solar energy systems and therefore any approval for installation of such devices or systems is not a representation that the system chosen by a Homeowner is safe to use or is compatible with Homeowner's roof.