



ARRANMORE HOMEOWNERS' ASSOCIATION ROOFTOP SOLAR GUIDELINES

PURPOSE

To outline the necessary steps to obtain approval for the installation of solar energy system(s) while providing clear, reasonable guidelines that aim to maintain consistency with existing community aesthetics.

By state law in Oregon, homeowners' associations (HOAs) cannot prohibit the installation of solar systems if the system meets all health, safety, and performance standards required by state and local permitting authorities. However, an HOA can establish and enforce a provision that imposes reasonable size, placement, or aesthetic requirements for the installation or use of solar panels. It is the homeowner's responsibility to comply with the standards set by the state and county, as well as to obtain the required permits.

STANDARDS FOR ROOF-MOUNTED SOLAR ENERGY SYSTEMS

Technical Guidelines for roof-mounted solar energy systems

- Roof-mounted Solar Energy System must be installed on the roof of the primary residential structure.
- Roof-mounted systems must be owned by the homeowner; leased products from third parties are not allowed.
- The roof shall have a minimum roof life of 10 years remaining from the date of installation.
- Installations must comply with applicable building codes, and all necessary permits must be obtained. Installations should also comply with guidelines and compliance codes from the Energy Trust of Oregon and the Oregon Department of Energy.

Aesthetic Guidelines for roof-mounted solar energy systems

- Solar panels should have an anti-reflective texture or coating, and it is preferred that the panels are black or match the color of the roof shingles. If the roof is being replaced at the same time as the installation of solar panels, it is preferred that both the roof and the panels are black or in a color scheme that complements each other, as approved by the Architectural Review Committee.
- All panels must fit within the boundaries of the roof eaves and peak. They shall not exceed any edges or the peak of the roof.
- Efforts must be made to make the solar energy system an integral and harmonious part of the architectural design of the residence. The visibility of any plumbing, wiring, or auxiliary equipment should be minimized as best possible. All system components visible from areas open to common or public access should be designed or painted to blend with roof coloring as much as possible without significantly impacting system output.

- Panels should completely cover the racking system unless deemed not possible for structural reasons, and visibility to the underside of panels shall be minimized from areas open to common or public access.
- Minimize visibility of roof-mounted solar installations when suitable. It is preferred that the panels are not installed on the side of the home facing the street or directly above the front entrance of the home.
- Exceptions to these system design and placement guidelines will be considered if compliance with one or more of these requirements will result in either a significant increase in the cost of the system or a significant decrease in its efficiency or specified performance.

Maintenance and re-applying for solar energy systems

- The homeowner is expected to ensure that the solar devices are kept clean and well-maintained for both aesthetic and performance purposes.
- The homeowner must submit a new application if they replace their solar system.
- Solar systems that are dysfunctional or no longer in use should be removed. It is the homeowner's responsibility to remove non-operational solar panels.

REQUIREMENTS FOR SOLAR SYSTEM APPLICATIONS

All solar energy systems require written approval from the Architectural Review Committee. The following documents must be included along with the required application form:

- A conceptual drawing (with dimensions) showing the proposed location of the system, the number of solar devices, how the equipment will be mounted, as well as a description of any visible auxiliary equipment.
- Current roof material and color.
- Photographs or manufacturer literature for all proposed system components including specifications, color, materials, etc.