



## 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.

### **STANDARDS FOR ROOF-MOUNTED SOLAR ENERGY SYSTEMS**

#### *Article 1. Technical Guidelines for roof-mounted solar energy systems*

1. Each roof-mounted Solar Energy System must be installed on the roof of the primary residential structure.
2. 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.
3. Solar Energy Systems must be professionally installed.
4. Tracker systems are not allowed under any circumstances.

#### *Article 2. Aesthetic Guidelines for roof-mounted solar energy systems*

1. Solar Energy Systems 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 submitted to and approved by the Architectural Review Committee.
2. All Solar Energy Systems must fit within the boundaries of the roof eaves and peak. They shall not exceed any edges or the peak of the roof.
3. 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.

4. 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.
5. Owners must minimize visibility of roof-mounted Solar Energy Systems when suitable. It is preferred that the Solar Energy Systems are not installed on the side of the home facing the street or directly above the front entrance of the home.
6. Solar panels must be installed parallel with the plane of the roof and may not extend above the ridge line of the roof.
7. Conduits, pipe runs, bracket fasteners, harnesses and all other mounting and electrical hardware shall be concealed from view. Any required inverters and additional utility meters/equipment shall be concealed from view from the property frontage.
8. Solar panels must lay parallel to the roof on which they are erected and may not be positioned more than six (6) inches above the surface of the roof.
9. 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.

*Article 3. Maintenance and re-applying for solar energy systems*

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

*Article 4. Application.*

No owner may install Solar Energy Systems without the prior written consent of the Architectural Committee Chair. An Architectural Committee Application to install Solar Energy Systems must be submitted, and will be reviewed, according to the process outlined in the Architectural Standards & Control Manual. An application to install Solar Energy Systems must include the following in order to be considered:

1. A color schematic and/or simulated image of the finished installation;

2. A plan sheet layout containing the location and number of collectors, location and detailed means of attachment to the roof, and location of all exterior components must be shown;
3. Current roof material and color; and
4. Proposed panel information and color (including panel frame), product specifications data sheets, manufacturer's installation instructions/guidelines, and any and all product warranties.

*Article 5. Definition.*

For purposes of these rules, the term "**Solar Energy System**" shall include: 1) Photovoltaic (PV) panels/modules, 2) Building Integrated Photovoltaic Systems (BIPV), 3) Solar Water Heating (SWH) panels/modules, and 4) all other mechanical, electrical, plumbing, or HVAC systems that primarily and directly rely on solar energy for operation.

*Article 6. Enforcement.* The Board may issue a fine for violation of these rules in the amount of \$100 PER WEEK (or any other amount provided for in a fine schedule adopted by the Board) until such time as the violation is corrected. The Board also has authority to exercise any or all of its remedies available in the Declaration and Bylaws and any applicable law, including without limitation seeking an injunction to remove any noncompliant Solar Energy Systems.