

Recommended Solar Provisions in Association Guiding Documents

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- 1) Association may provide restrictions on sizing and aesthetics of solar devices, including:
 - a. The solar panel does not go above the roofline
 - b. The bracket, support, wiring, and piping must be all black or matching the color of the roof material
 - c. The panels must meet health, safety, and efficiency standards
 - d. The solar installers must follow all required municipal guidance on properly and safely installing a solar system
- 2) Association may propose reasonable restrictions on homeowner's solar installation, so long as those restrictions do not increase the financial burden of the homeowner by more than 10% over the cost originally proposed, or decrease the system efficiency by more than 10% relative to the originally proposed design. More burdensome changes have the ultimate effect of making solar inaccessible.
- 3) Upon receiving application for a solar installation from a homeowner, Association shall make a decision and notify homeowner within 30 days. If the Association denies the application, they shall provide the homeowner with a written explanation of the reasons for the denial within 30 days of that decision.
- 4) Homeowners shall be wholly responsible for the maintenance and operation of any solar device. The Association shall not be responsible for any damage or costs accrued by the solar devices.