

WATERFRONT GREENS ARCHITECTURAL CONTROL GUIDELINES FOR SOLAR ENERGY INSTALLATIONS

Introduction

The goal of saving energy resulted in increased interest in the installation and use of solar panels. Waterfront Greens does not discourage the use of such devices, but believes it is important to ensure that such equipment is reasonably controlled as to appearance and location of installation, in order to protect neighbors and the community as a whole from unsightly installations. Accordingly, the purpose of these Guidelines is to reasonably control the location of installed solar panels and solar shingling—both photovoltaic and hot water—to protect home values and the aesthetics of the community.

I. Architectural Standards/Construction/Finish

- a. Only commercially/professionally-constructed, roof-mounted devices are allowed on the main building structure only. Due to issues of safety and aesthetics, "home-made" devices are not permitted, nor are freestanding arrays not directly mounted to the main building structure.
- b. A key element of maintaining architectural harmony within the development is to avoid deviations from existing rooflines, thus roof-mounted panels must conform to existing roofline geometry and must be mounted as flush as possible to the existing roof surfaces.
- c. Solar panels and associated hardware should be integrated into the roof design and mounted directly to the roof deck or, if mounted on or over the existing roof tile, are to be flush with the slope of the roof and match roof angle. Panels are to be positioned as low as possible on the roof, extending wider rather than higher on the roof plane. The panels, piping or any exposed parts of the installation may not be higher than the roof peak, nor protrude above or hang below the roof. No legs or extensions of any kind may be used to raise, alter, adjust or change the angle of the panels.
- d. Exterior plumbing shall be painted to match (or the color of the materials themselves must match) the color of adjacent roof material and walls. All visible aluminum trim, must be anodized or otherwise color-treated to blend into the surroundings as much as possible.
- e. Piping and electrical connections will be located directly under and/or within the perimeter of the panel and invisible from all street angles. All external electrical conduits shall be painted to match the color of the area directly behind the installed product.
- f. Solar Inverters and Net Meters may be mounted on the exterior of the building structure. Locations must be submitted with the application for approval.
- g. Solar panel installations shall not cover more than 75% of the roof area being utilized for the solar panel installation. Drawing submittal sizes of the proposed installation shall be provided indicating the area to be covered.
- h. Homeowner must agree that any rework of the roof will require a new solar review to verify compliance after the roofing has been replaced.

II. Maintenance

Homeowners shall ensure that all surfaces of such devices or equipment, whether painted or colored materials, are properly maintained to prevent peeling and cracking of paint, loss of coloration, or other deterioration.

III. Required Information for Architectural Control Committee (ACC) Review

- a. Detailed plans for installation and placement of any solar panel / energy device must be submitted to the ACC as a stand-alone Property Improvement Application (PIA) or part of a larger PIA for the property for review and receive *written approval* from the Association prior to such installation.
- b. In addition to other information requested in the PIA, the application must include:
 - Illustrations showing the specific location of the proposed panel layouts and the location of any inverter hardware, or other system infrastructure located on the exterior of the residence.
 - The photovoltaic panel's manufacturer, model number, and specification sheet.
 - Materials used and color choices.
 - Company/Contractor name and contact information.
- c. As permits may be required, the Association strongly suggests that Owners use a licensed solar equipment contractor with the appropriate contractor's license. Owners are responsible obtaining all required permits before installation begins. Owners are responsible for ensuring that equipment is installed in conformance with any/all building codes and or county ordinances.
- d. As the Association and its Board have no expertise or special knowledge regarding such systems, the Association's approval for installation of any such device(s) or system is *not* a representation that it is compatible with Owner's roof or associated structures, or compliant with any/all building codes and or county ordinances.
- e. Owners are urged to check with their homebuilder and/or insurance company prior to installation for how such equipment may impact their roof warranty or other aspects of their structure.
- f. Owners assume and bear all risks regarding installation and use of such systems.

IV. Enforceability

If any portion of a guideline/rule is determined to be legally unenforceable, it shall not negate the enforceability of the remaining portions of the guideline/rule.

Ratified by the WFG Board of Directors on August 19, 2020

Effective Date: August 20, 2020