

**BOARD POLICIES**

West Meadows Estates  
Homeowners Association Inc.

**Solar Panels**

Effective: September 16, 2015

By:   
Mike Eastlund, Board President

**Policy 403****1. PURPOSE**

Provide a direction for application of CC&R's as they apply to solar panels.

**2. PERSONS AFFECTED**

Property owners, residents of properties, Board members, officers and employees of the association.

**3. REFERENCES**

Plan Review Policy 405

**4. DEFINITIONS**

4.1. Solar Panel: A solar panel (photovoltaic module or photovoltaic panel or any solar energy recovery panel) used as a component or a larger system to generate and supply energy from the sun.

**5. POLICY**

5.1. Solar panels must be approved by the Architectural Control Committee (ACC) and must be installed under permit from the authority having jurisdiction as necessary.

5.2. Photovoltaic systems (solar panels) may only be designed for the domestic consumption of the residency upon which it is applied and may not be designed to provide energy back to a public or private electrical grid.

5.3. Photovoltaic systems (solar panels) may only be installed on a roof or garage of a residence and may not be less than eight (8) feet above the ground.

5.4. Solar panel surfaces must be non-reflective.

5.5. Solar panel exterior surfaces and support structures must match the color of the energy collection panel or the roof of the structure it is applied upon.

5.6. When specific requirements are not specifically identified within the CC&R's or policy, the ACC shall provide interpretation and direction.

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- 5.7. The ACC or its designee shall be permitted to enter a lot to abate or remove a violation of HOA policy. The cost of such abatement, removal or correction shall be the responsibility of the property owner. Prior written notice with an opportunity to be heard shall be provided to the property owner except in the case of emergency.
- 5.8. Approval for a solar panel installation must follow all plan approval requirements in Policy 405, plan review.
- 5.9. A record of all architectural review information will be preserved in the property file.

**6. RESPONSIBILITIES**

- 6.1. It is the responsibility of the property owner to request approval of design plans for solar panels per HOA policy prior to the installation of any solar panels.
- 6.2. It is the responsibility of the property owner to provide manufacturer's certification that the capacity of the system does not exceed the domestic consumption of the residency.
- 6.3. It is the responsibility of the property owner to provide manufacturers certification that all surfaces are non-reflective.
- 6.4. It is the responsibility of the ACC Chairperson (or designee) to review plans for solar panel installation per plan review policy.

**7. PROCEDURES**

- 7.1. The property owner must submit the plans per plan review policy.
- 7.2. The ACC Chairperson (or designee) will send a written response to the request via US mail within thirty (30) days of the original request.
- 7.3. The ACC Chairperson (or designee) shall retain notes, photographs and records regarding the review in the appropriate property file.