

Lakeland Village Homeowners Association, Inc.

**Resolution No. 2018 – 1
Solar Energy System Addition Guidelines**

WHEREAS, Article VII, Section 7.10 of the Declaration of Covenants, Conditions and Restrictions (CC&Rs) authorizes the Association to enforce the covenants contained in the Declaration;

WHEREAS, Article III, Section 3.3 (f) of the Association Bylaws establishes that the Board of Directors (Board) is responsible to enforce the provisions of the declaration, including architectural control standards of the Lakeland Village Community;

WHEREAS, the Board has is now establishing a procedure to better define solar energy system guidelines in the subdivision.

BE IT RESOLVED THAT, the following guidelines for solar energy system installation and maintenance are hereby adopted.

The following guidelines are to support the use of solar energy for heating and cooling and to ensure that the installation and design of solar energy systems are compatible with Lakeland Village design standards.

All plans must be pre-approved by the Lakeland Village HOA Architectural Control Committee (ACC) prior to installation.

Applications submitted to the ACC should include the following:

1. A diagram "drawn to scale" by the licensed contractor installing the system, showing where the system will be installed,
2. An impact statement by the licensed contractor, which includes potential effects on neighbors, reflection possibilities, and aesthetic quality.
3. Photos of the location and surrounding effected areas where the equipment will be mounted,
4. Material to be used and/or manufacturer's description of the system, photos and/or pictures of the system and color of the system.
5. Where possible, provide photos of similar existing systems as examples.

Homeowners should first consider all existing structures, trees, and landscaping before selecting a site for any proposed solar system. No additions can negatively affect other homeowners, their property, or potential to add their own solar equipment. The location of the solar system and all components should be integrated into the design of the home.

The color of the solar system components should conform to the color of the roof shingles to the extent practical. Solar "shingles" that mimic the look of a composite shingle are acceptable but should match the color of the roof shingles.

The installation of all solar heating and cooling systems shall only be done by a licensed installer. Piping and electrical connections must be placed as inconspicuously as possible when viewed from all angles. The highest point of a solar panel array will be lower than the ridge of the roof where it is attached. No part of the installation should be visible above the peak of the roof on which it is mounted.

All components and painted surfaces must be maintained and kept in good repair. If equipment is removed for any reason, the area where it was installed must be returned to an acceptable condition in line with Lakeland Village Design Standards.

Subscribed and attested to by Brent R. Flock
Brent Flock, President of the Lakeland Village Homeowners Association

Date 5/22/2018