

HUNTERS CREST HOMEOWNERS ASSOCIATION, INC
SOLAR ENERGY SYSTEM GUIDELINES

Hunters Crest Homeowners Association, Inc is dedicated to identifying ways to provide internal and external cost savings, while providing a sustainable benefit to our economy, ecology and community. In order to ensure that property owners have the freedom to employ alternative energy solutions, to promote the use of solar energy for heating and cooling, and to ensure uniform installation and design of solar energy systems, the Board adopts these Solar Energy System Guidelines (the "Guidelines").

1. Homeowners desiring to install a solar energy system on their property must submit and provide plans to the Architectural Control Committee ("ARC") for approval at least fourteen (14) days before the installation is commenced. All plans must be preapproved by ARC prior to installation. Applications submitted to the ARC should include the following:
 - a. A diagram "drawn to scale" by the licensed contractor installing the system showing where the system will be installed;
 - b. Photos of the roof where the array will be mounted;
 - c. Material to be used and/or manufacturer's description of the system, photos and/or pictures of the system, with the only color allowance for black framing and black panels; and
 - d. If installation is to be on the street scape side of the home, shingles must be black or charcoal gray to provide a more aesthetically pleasing look. If installation is to be on the back side of the home, there are no specifications for the shingle color, other than those already required within the Architectural Guidelines;
 - e. Where possible, provide photos of similar existing systems as examples;
 - f. Documentation of a completed roof inspection, which includes the life of the roof. Minimum 10-year economic life of roof required.
2. Subject to approval by ARC, solar panels may be placed on the roof of a dwelling. ARC prefers solar panels to be installed on a rear-facing, roof-mounted array. Flush-mounted solar panels (i.e. – the plane of the array is parallel to the roof) on a roof facing a street will be allowed if documentation is provided from the solar contractor indication this is the only feasible location for a solar array. If panels are installed on a side or rear roof, the array may be tilted or raised if a variance is granted, up to 6 inches.
3. Solar connectors shall be located in such a way as not to obstruct windows of adjacent homes.
4. The highest point of a solar panel array will be lower than the ridge of the roof where it is attached.
5. Piping and electrical connections will be located directly under and/or within the perimeter of the panels, when possible, and placed as inconspicuously as possible when viewed from all angles.
6. All components of the solar system should be integrated into the design of the home. The color of the solar system components should generally 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 current roof shingles as much as is practical.
7. The installation of all solar heating and cooling systems shall only be done by a licensed installer.

ARC may grant a variance to certain sections of these guidelines if compliance with these guidelines would significantly increase the purchase price of the solar system or significantly decrease its performance or efficiency. A homeowner seeking a variance must provide a minimum of two bids depicting the cost of installation of the solar systems – one bid in compliance with these guidelines and a second bid depicting the desired alternative location, unless the variance represents the only feasible installation location. ARC may require bids or estimates from a second contractor in order to make an informed decision.

**RESOLUTION OF THE BOARD OF DIRECTORS
HUNTERS CREST HOMEOWNERS ASSOCIATION, INC**

WHEREAS, Article IX, Section 1.d of the Bylaws of Hunters Crest Homeowners Association (the "Bylaws") gives the Board of Directors (the "Board") of Hunters Crest Homeowners Association, Inc. (the "Association") the authority to adopt and publish rules and regulations governing the use of Common Area and the personal conduct of the Members and their guests thereon.; and

WHEREAS, the Board now desires to adopt guidelines to promote the use of solar energy for heating and cooling to ensure uniform installation and design of solar energy systems.

NOW THEREFORE BE IT RESOLVED, pursuant to the authority set forth above, the Board hereby adopts the attached Solar Energy System Guidelines.

This resolution has been approved by the Board of Directors of the Association by a majority vote.

Dated this 18 day of FEBRUARY, 2019.

By:



Its:

PRESIDENT