

March 2011

### **Policy concerning Solar Panels and Arrays**

**General:** To establish guidelines and standards regarding the acceptability of solar panels and solar arrays installed on properties within the Arbors at Dogwood Creek.

**Definition:** A solar panel is a device which is used to convert energy contained within the sun's rays into electricity. Solar panels are commonly named solar cells or photovoltaic cells. A number of solar or photovoltaic modules installed together are commonly referred to as a solar array or photovoltaic array.

**Preamble:** The CC&Rs of the Arbors at Dogwood Creek do not specifically address some types of items now more commonly associated with homes. The CC&Rs, in combination with the bylaws, allow the elected Board to establish policies to address items not specifically included or excluded in the CC&Rs.

As solar panels and solar arrays increase in popularity, the Board has developed this policy to provide guidance to residents of the Arbors regarding the acceptability of solar panels and arrays to be used for any purpose including but not limited to pool heating, water heating or full home electricity.

**Policy:** Utilizing the same time lines, requirements and processes in place for external and internal home improvement construction projects under the control of the ACC as provided for in the CC&Rs and established Board policies, residents are required to submit a detailed plan in accordance with current ACC requirements.

The submission includes but is not limited to the name and contact information of the contractor(s) installing a panel or array system and a rendering of all views of the home that will contain panels or arrays that will be visible from any Arbors street.

Each complete request is considered on its own merits. Considerations include but are not limited to design and visibility.

During the review process a site visit may be completed to assist with visibility determination. As deemed appropriate with other items detailed in the CC&Rs, the Board prefers that panels or arrays be as unobtrusive as possible regarding the view from streets in the Arbors.

Each request is reviewed, decisioned and documented by the ACC and the Board. The Board retains final decision. Decisions are communicated to the submitting resident timely, as outlined in the CC&Rs.