

Starlight Mesa Homeowners Association
Solar Energy Device Design and Installation Policy
Effective March 2015

1. No Device may be installed on property owned or maintained by the Association nor on property owned in common by the members of the Association.
2. All such Devices must receive architectural approval of the Association prior to installation.
3. No such Devices may be installed on an owner's property other than on the roof of the home, or the roof of another structure owned by the owner that is allowed under a dedicatory instrument, or in a fenced yard or patio owned and maintained by the owner.
4. If a Device is mounted on the roof of the home, it may not extend higher than or beyond the roofline.
5. If a Device is mounted on the roof of the home, it must be in the location designated by the Association unless the alternate location increases the estimated annual energy production of the device as determined by using publicly available modeling tool provided by the National Renewable Energy Laboratory, by more than 10% above the energy production of the Device if located in the area designated by the Association.
6. The Device must conform to the slope of the roof and have a top edge that is parallel to the roofline.
7. The frames, support brackets, and visible piping or wiring must be in a silver, black, or bronze tone commonly available in the marketplace or must be painted to match the color of the existing roof tiles.
8. If the Device is located in a fenced yard or patio, the Device may not be taller than the fence line.

Definition

A "solar energy system" is any solar collector or other solar energy device or any structural design feature of a building whose primary purpose is to provide for the collection, storage, and distribution of solar energy for space heating, space cooling, electric generation, or water heating.

Solar energy systems include:

- Photovoltaic (solar electric)
- Solar water heating for use within a building
- Solar water heating for space heating
- Solar pool heating

General Provisions Governing Installation of Solar Energy System

1. The Board shall review the application for installation of a solar energy system in the same manner as an application for an architectural modification to the property.
2. The Board may disapprove a proposed solar energy system based on aesthetics pertaining to profile, size, mass, color, texture, material, and other aesthetic criteria
3. The Board may require alteration or substitution of the solar energy system.
4. The homeowner of an approved and installed solar energy system shall properly maintain that solar energy system to ensure that it does not create a visual and/or aesthetic nuisance. The Board may insure homeowner compliance with this maintenance requirement, including through the imposition of fines.
5. The Board may require the removal of an installed solar energy system that is no longer functioning, no longer in use or in violation of any governmental regulation.
6. The Board may require the removal at the homeowner's expense of any solar energy system installed without the approval of the Board and may impose other remedies included fines.
7. No Board action shall increase the cost of a proposed solar energy system by more than \$1,000 or decrease the efficiency of the proposed solar energy system by more than 10%

Design Guidelines

1. Any roof mounted solar energy system shall be maintained in accordance with the setbacks as required for the subject property and concealed from the neighboring view. Where appropriate, a fence or wall may be used to aid in screening the solar energy system from view.
2. Any roof mounted solar energy system shall be within the wall line of the structure.
3. All roof mounted solar energy systems and related construction shall be an integral part of the roof and have the appearance of serving the structure, and should maintain the aesthetic nature of the existing structure. Solar energy systems shall be mounted flush with the roofing material and in the same plane of the roof on which the solar energy system is mounted.
4. The ARB may ask for alternative combinations in smaller groupings when large areas of grouped solar panels or the solar energy systems are found not to be aesthetically satisfactory.
5. Panel material for solar energy systems should be dark in color and/or be consistent with the existing character of the structure.
6. A cover plate or glazing for solar energy systems should be either transparent or consistent with the character of the structure.
7. Solar energy systems should be constructed of rigid materials.

8. All plumbing, electrical, and utility lines for the solar energy system shall be concealed from view.

Application Requirements

1. The Board will provide prompt responses in writing to completed submissions for solar energy systems. Any solar energy systems not approved within 45 days of full submittal by the homeowner shall be deemed approved unless otherwise mutually agreed by the parties.
2. Professionally drawn construction drawings shall be provided with the application. Drawings shall be to scale and should clearly show all elevations, assembly, the attachment to the roof structure, and proposed location on the lot or building. Details that apply to the specific installation (plumbing, panels, attachments, etc.) shall also be provided.
3. Calculations shall be provided with the initial application verifying the number and/or area of panels required for the proposed solar energy system.
4. Photographs shall be submitted showing the location of the proposed solar energy systems and their visibility from neighboring structures and street(s).

Introduction

Civil Code Section 714 of the Solar Rights Act allows covenants, conditions and restrictions (CC&Rs) to impose reasonable restrictions on solar energy systems. Reasonable restrictions include those that do not significantly increase the cost of the system or significantly decrease its efficiency or allow for an alternative system of comparable cost, efficiency and energy conservation benefits.

A solar energy system shall meet all applicable safety and performance standards established by the National Electrical Code, the Institute of Electrical and Electronics Engineers, and accredited testing laboratories such as Underwriters Laboratories and, where applicable, rules of the Public Utilities Commission regarding safety and reliability.

1. All solar power system projects must be approved in writing by the Board prior to commencing any construction on the exterior of the residence.
2. Solar panel installations can be roof-mounted or surface (ground or walls of the residence) mounted. The Association has a strong preference for solar panels to be installed either a) on existing roof space or b) mounted to ground or walls in the rear of the residence not visible from the front of the residence (“drive-up view”). The Board will consider whether solar panels need to be installed facing in specific directions relative to the sun for energy capture efficiency. Proposals to install solar panels on the ground or walls of the residence visible from the front of the residence must include proof that it is not possible to achieve sufficient energy capture with existing roof space or rear ground or wall surfaces.

3. Roof-mounted panel designs shall conform to the existing roofline geometry. Designs that do not place the solar panels at the same angle as the roofline are disfavored. Panel distances above the existing roof surfaces are to be minimized. Any exposed electrical conduit must be colored (e.g., powder coated) to match the roof or other background color (wall, fascia).
4. Solar Power System applications must include photos, illustrations and drawings showing the specific proposed panel layout and the location of any inverter hardware, or other system infrastructure on the exterior of the residence. The application must also identify the panel manufacturer and model number and provide a specification sheet. The applicant should notify adjoining homeowners of the detailed application prior to submitting it to the Board for approval.