

Solar Panel Rules and Approval Procedures

CCOA RESOLUTION 2021 – 002 provides:

- A list of requirements for Solar Panel installations and material
- A preconstruction approval process.

Requirements:

Approved Manufactures, Installers, and style:

- Commercially or Professional manufactured devices only
- Installers MUST be a NABCEP (North American Board Certified Energy Practitioner)
- Manufacturer to meet Tier 1 Specifications as defined by Bloomberg New Energy Finance Corporation.
- Tier 2 and Tier 3 will not be accepted.
- Not allowed on cedar wood shakes

Approved Colors:

- Black Only

Efficiency:

- Solar Panel home offset (efficiency) shall not exceed 120%.

Location:

- Roof-mounted are permitted so long as their installed location will not be seen from the street fronting the house. Houses located on corner lots where the back or side of the house/roof is visible from a side street, that installation of such devices on the back or side roof may still be visible from the street abutting the side of Owner's lot, and installation on the back or side roof of the house under these circumstances will not be considered a violation of these Rules).
- Ground mounted solar panels will not be allowed.
- Pole mounted solar panels will not be allowed.
- Panels must be flush-mounted and centered on house roof and/or garage roof.
- Solar panels should be an integrated part of the roof design and mounted directly to the roof deck or if mounted on or over the existing roof shingles, they should be flush with the slope of the roof. Solar units must not break the roof ridgeline.
- Solar panels should be positioned as low as possible on the roof extending wider rather than higher on the roof plane. The solar panels, piping or any exposed part of the installation may not be higher than the roof peak.

Warranty:

- Equipment guarantees to last for 10 years. 25-year warranties are available and recommended.
- 90% production at 10 years
- 80% production at 25 years

Approval Process

All Solar Panels projects must be reviewed and approved by Association prior to installation.

An Architectural Review Form must be completed and submitted to the CCOA property manager. The form is listed under "Rules and Procedures" on the CCOA website. The property manager information is on page one of the form.

The application must include a written verification from the contractor setting out detailed plans for installation including manufacturer, color, efficiency, location, and warranty.

The application must also include an illustrated brochure / shop drawing of the proposed system, which depicts the materials to be used, and drawings showing the location and number of collectors, the attachment to the roof structure, and the location of exterior system components.

Permits may be required for the installation of [such device and ancillary equipment]. Owner is entirely and solely responsible for knowing what permits may be required and obtaining any such permits before installation begins.

If it is determined that the applicant's materials do not meet the standards of the Resolution, the applicant may amend and resubmit the application or take the matter before the board of directors at the next monthly meeting.

If a property owner installs all or any solar panel without first obtaining approval, the owner shall bear the cost of removing the panels or placing the project in compliance with the Resolution.

NO LIABILITY TO CCOA.

CCOA has established the above standards in accordance with its covenants and to provide architectural and aesthetic consistency throughout the community. In no way does the establishment or enforcement of these standards impute or assign liability to CCOA in connection with solar paneling that a homeowner installs on his private property.

Neither the architectural review committee, CCOA Board of Directors, or CCOA property manager is liable to property owners for roof damage or for effects to roof warranties. The Association and its Board has no expertise or special knowledge regarding such systems and therefore the Association's approval for installation of any such device(s) or system is not a representation that the system chosen by an Owner is safe to use or is compatible with the Owner's roof or other structures on Owners lot (or lot involved). **HOMEOWNER ASSUMES AND BEARS ALL RISKS REGARDING INSTALLATION AND USE OF SUCH SYSTEM.**

CCOA 08.02.21