

Rules and Guidelines for Solar Energy Devices

The following rules and guidelines apply to solar energy devices, as defined by Texas Property Code Chapter 202:

1. Location and Installation

- (a) Solar panels shall be installed on the roof of the home or other permanent building on the lot.
- (b) The preferred installation location of solar panels is roof area that is not visible from the street; the preferred location shall be used whenever feasible.
- (c) Solar panels installed on the front elevation of a residence or a roof that faces a street must be flush-mounted on the roof (ie: essentially parallel with and flat to the roof surface), and may not be tilted in any direction more than 2 degrees.
- (d) The bottom of solar panels may be mounted above the roofing material by no more than 6 inches. Solar panels may be mounted at a greater angle only (i) on the rear roof of the home or (ii) when serving as a porch or patio cover on the rear elevation of the home.
- (e) Solar panels may not be placed on more than 50% of the total roof area of a house. Secondary roof areas, such as those covering porches, patios, first floor roof areas on two story homes, and roof areas of outbuildings and other structures, are not included in the calculation of total roof area.
- (f) Solar panels must be installed square to the roof line(s) where the panels are installed.
- (g) Solar panels shall not extend above the ridgeline of the roof where the panel is attached.
- (h) Piping and electrical connections shall be located directly under and/or within the perimeter of the panel and must not be visible from the street.

2. Appearance/Maintenance

- (a) Solar panels used should match the color of the roof as closely as possible.
- (b) The color of the solar panels and trim of the support structure must be black, brown, gray or non-reflective metallic.
- (c) Solar panels must have sufficient glare resistance as to not cause annoyance or be a nuisance to other homeowners.
- (d) Solar panels must not produce reflected heat that can be felt or sensed by other homeowners.
- (e) All painted surfaces must be kept in good repair at all times.
- (f) If a solar panel is damaged, it shall be repaired or replaced within 90 days of date of damage; and if not, the panel must be removed.
- (g) If a solar panel installation is taken out of service/no longer used, the owner shall notify the Architectural Control Committee, and the installation shall be removed from the property.
- (h) When a solar panel is removed, all mounting devices must be removed as well and the roof material repaired so as to cover/obscure all signs of the solar panel installation.

3. Association Review and Approval

- (a) All Installations must be submitted to the Association for advance review and approval, as provided in the Association's governing documents, and must otherwise comply with/conform

to Association rules, regulations, standards, and guidelines.

- (b) The resident desiring to install solar panels must submit to the Architectural Control Committee a Solar Panel Application, and provide information on the proposed location, number, appearance, mounting design, and color of the panels, the manufacturer, solar panel specifications, installer credentials, and proof of any required installer license.
- (c) Prior to installation of any solar panels, the resident must receive written approval from the Architecture Control Committee and all required local building permits.
- (d) The Architectural Control Committee may withhold approval, even if the standards set forth in this rule are met or exceeded, if it determines in writing that placement of the solar panels as proposed by the property owner constitutes a condition that substantially interferes with the use and enjoyment of land by causing unreasonable discomfort or annoyance to persons of ordinary sensibilities.
- (e) Limited exceptions to the requirements of 1(a) and 1(b) above shall be made if the owner's requested location increases the estimated annual energy production of the solar panel installation, as determined by using a publicly available modeling tool provided by the National Renewable Energy Laboratory, by more than 10 percent above the energy production of the installation if located in the area designated by the Association.

4. The following are prohibited:

- (a) A solar panel installation that does not conform to these guidelines.
- (b) The solar panel installation differs from the plans approved by the Architectural Control Committee.
- (c) The solar panels were installed without prior approval by the Architectural Control Committee.
- (d) The solar panels, as installed, void material warranties.
- (e) A Court rules the solar panels are a threat to the public health or safety or violate a law.
- (f) All installations that are prohibited must be brought into compliance immediately if possible; and if not possible, must be removed within 90 days of becoming non-compliant.