

## RESOLUTION OF RIVER RIDGE FARMS HOMES ASSOCIATION

### Solar Panels Construction Standards

WHEREAS, River Ridge Farms Homes Association the (“Association”) Board of Directors has the authority to adopt standards and specifications with respect to the approval and disapproval of all construction and alterations of any structures in the community;

The Association recognizes the growing desire for homeowners to find alternative energies and is establishing the following standards for homeowners to follow. The goal is to ensure the impact to neighbors and property values are minimal.

These guidelines apply to all solar collectors including without limitation solar panels and their associated components, or other solar energy devices (collectively referred to in this Resolution as “devices” or “systems” or “equipment”) which due to installation and use location are, or may become, “visible” from neighboring yards and homes.

#### 1. APPROVAL OF INSTALLATION

- a. The homeowner is responsible to obtain any approvals required by the electrical utility provider.
- b. Detailed plans for installation and placement of any solar device must be submitted to the Architectural Review Committee for review, owners must receive written approval from the Association prior to installation.
- c. Installed systems should comply with net metering statues as well as city and/or county ordinances, standards, or requirements.
  - i. City Permits may be required for the installation of such devices and ancillary equipment.
  - ii. Owners are solely responsible for knowing what permits may be required and obtaining any such permits before installation begins.
- d. Owners are responsible for checking with their insurance company prior to installation of devices for how such installation may impact their roof warranty or other aspects of their homes.
  - i. Neither the Association nor the Board of Directors is liable to owners for roof damage or for effects to roof warranties.
  - ii. The Association’s approval for installation of any such device is not a representation that the system chosen by an Owner is safe to use or is compatible with Owner’s roof.
  - iii. Owner assumes all risks regarding installation and use of such a system.
- e. Owners must require their contractors to identify any concerns about possible reflections to neighboring homes.

#### 2. TYPES OF INSTALLATION

- a. Solar arrays shall be built and installed per manufacturer’s instructions.
- b. All associated wiring and controls shall be mounted to or into the home structure. Wires and other mechanical components should be concealed as practically as possible. If such components cannot be concealed, they should be placed as inconspicuously as possible when viewed from all angles.

- c. If “solar shingles” are to be installed, they should mimic roof requirements and permitted shingles as closely as possible.
- d. Solar panel installations must be roof-mounted. The Association has a strong preference for solar panels to be installed on existing roof space not visible from the front of the residence (“drive-up view”). Given that, for purposes of energy capture efficiency, roof panels may need to be installed on roofs facing in specific directions relative to the sun, the Association will not identify any requirements regarding which existing roof areas must be used.
- e. The Association requires that roof-mounted panel designs be intended to conform to existing roofline geometry. A key element of maintaining architectural harmony within the development is to avoid deviations from existing rooflines within a given unit and across connected units. Accordingly, designs which do not have the solar panels retaining the same angle as the existing roofline are to be avoided. The panel distances above the existing roof surfaces are to be minimized, as practically possible. Any exposed electrical conduit must be colored (e.g., powder coated) or similarly consistent in color to roofing or adjacent building building components and materials.
- f. Solar Panel System applications for approval must include photos (simulated photos are acceptable to provide) or drawings showing the specific proposed panel layouts and the location of any inverter hardware, or other system infrastructure, which is located on the exterior of the residence.

3. MAINTENANCE

- a. Owners will ensure that all surfaces of such devices or equipment, whether painted or colored materials, are properly and timely maintained to prevent peeling and cracking of paint or loss of coloration or other deterioration to the point where the equipment becomes unsightly and/or incompatible with the aesthetic standards of the community.

Adopted by the Association Board of Directors this 27th day of February, 2023.

\_\_\_\_\_  
 Board Member Signature  
 Printed Name: Brian Cunningham

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 Board Member Signature  
 Printed Name: Mike Lane

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 Board Member Signature  
 Printed Name: John Flannery

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 Architectural Review Chairperson  
 Printed Name: Jack Southerland

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 President  
 Printed Name: Jason Bartsch

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 Secretary  
 Printed Name: Cory Finley