

RESOLUTION OF THE NORTHGATE VILLAGE HOME OWNERS ASSOCIATION

Solar Panels Construction Standards

WHEREAS, the Northgate Village Home Owners Association (the “Association”) 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 Northgate Village community;

The Association recognizes the growing desire for homeowners to find alternative energies to lessen the impact on the environment. The Association has no desire to prohibit alternative energy options for homeowners. Therefore, the Association has established the following standards for homeowners in the Northgate Village 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, solar tubes, solar skylights, 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 in Northgate Village.

1. APPROVAL OF INSTALLATION

- a. The homeowner is responsible to obtain all approvals required by the electrical utility provider.
- b. Prior to the installation of any devices, detailed plans for installation and placement of any device must be submitted to the Architectural Control Committee (ACC) for review and approval in accordance with the Declaration of Homes Association and Covenants, Conditions, Restrictions and Easements of Northgate Village, dated June 30, 2003 and recorded in the office of the Recorder of Deeds of Clay County, Missouri on August 1, 2003, as Instrument Number S120059, in Book 4262, Page 729, as amended, modified and supplemented from time to time.
- c. Permits from various jurisdictions, including, without limitation, the City of North Kansas City, Missouri and Clay County, Missouri, may be required for the installation of such devices and ancillary equipment. Owner is solely responsible for obtaining all applicable permits before installing any devices, systems or equipment.
- d. Prior to the installation of any devices, owners are encouraged to check with their respective insurance company(ies) to determine the effect such installation may have on their roof warranty or other aspects of their homes. Neither the Association nor the Board of Directors of the Association is liable to owners regarding the installation of any devices, including, without limitation, for any roof damage or impact on roof warranties. The

Association's approval for the 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 system. Owner assumes all risks regarding, related to and associated with the installation and use of such a system.

- e. Owners are encouraged to obtain an opinion from a structural engineer to verify the stability of such owner's roof and the impact the installation of a devices may have on the owner's roof.

2. TYPES OF INSTALLATION

- a. All associated wiring and controls shall be mounted to or into the home structure.
- b. Devices may be roof-mounted; provided, however, the Association has a strong preference for devices to be installed on the existing roof space not visible from the front of the residence ("drive-up view"), but recognizes that for energy capture efficiency, devices may need to be installed on roofs facing specific directions relative to the sun. In no event, however, shall the Association identify any requirements regarding which existing roof areas must be used.
- c. The Association requires that roof-mounted panel design devices conform to existing roofline geometry. A key element of maintaining architectural harmony within the Northgate 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 to the extent possible. Any exposed electrical conduit must be colored (e.g., powder coated) to matched to the roof or other background (wall, fascia) on the residence.
- d. System applications submitted to the Association for approval must include photographs (simulated photographs are acceptable) 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, routinely 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, in the discretion of the Association.

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Adopted by the Board of Directors this 9th day of November, 2022.

by: Ora H Reynolds, Pres.

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