

Tremont Manor Homeowners' Association

Solar and Alternative Energy Devices #2020-3 DRAFT

Date of Passage: 06/17/2020

Postmark mailing to members: 06/24/2020

Effective Date: 07/04/2020

Tremont Manor Homeowners' Association recognizes the growing desire for homeowners to find alternative energy sources to lessen the impact on the environment. The Association has no interest in prohibiting alternative energy options for homeowners. Therefore, it has established standards for homeowners to follow. The goal is to insure minimal impact to neighbors and property values.

These standards apply to all alternative energy devices, including, without limitation, solar panels and their associated components, wind turbines, or other solar energy devices (collectively referred to herein as "devices" or "systems" or "equipment") which due to installation and use location, are or may become visible from neighboring yards and homes.

No improvement of any kind shall be made regarding alternative energy devices unless submitted to and approved by the Architectural Review Board (ARB).

1. Approval of Installation

- 1.1 Homeowners must submit detailed plans for installation and placement of any solar panel/energy device to the ARB for review and receive written approval from the ARB prior to installation.
- 1.2 Any mandatory state, county and Kansas City MO law takes precedence over any conflicting standard contained herein. Kansas City has CPD-DS permit application requirements for such devices. The Association strongly suggests to Homeowners that they use an installer who is a licensed solar equipment contractor with the appropriate contractor's license. Homeowners are solely responsible for knowing what permits may be required and obtaining any such permits before installation begins.
- 1.3 Homeowners are urged to check with their insurance company prior to installation of devices for how such installation may impact their roof warranty or other aspects of their homes. Neither the Association, the ARB nor the Board of Directors is liable to Homeowners for roof damage or for effects to roof warranties. The Association's approval for installation of any such device is not a representation that the system chosen by Homeowners is safe to use or is compatible with a Homeowner's roof. Homeowners assume all risks regarding installation of such systems.

2. Types of Installation

- 2.1 Only commercially or professionally made devices are allowed. "Homemade" devices will not be permitted due to safety and aesthetics aspects of such devices.
- 2.2 Ground-mounted solar panels are not permitted.

3. Construction/Finish

- 3.1 All fencing materials used and fence designs must be in keeping with the character of the neighborhood and aesthetically pleasing.
- 3.2 All fences must be constructed with the finished side facing outward toward the street or any tract of land.
- 3.3 Solid fencing located on a shared property line may be allowed with the unfinished side facing the adjoining residential properties only with the prior written consent of the adjacent property owner(s) and no portion of the unfinished side may be visible to the street or any tract of land.
- 3.4 Fences must be designed and constructed of materials that assure that they remain straight and plumb.
- 3.5 Acceptable materials are:
- Wood
 - Metal
 - Stone
 - Masonry
- 3.6 Unacceptable materials include, but are not limited to:
- Chain-link, wire, barbed wire or wire mesh
 - Sheet or expanded metal and stamped metal posts
 - Plastic, vinyl, or fiberglass (corrugated, flat or woven)
 - Rope, bamboo, reed or wire-bound wood pickets
 - Unfinished cinder block
 - Electric fences

4. Maintenance

- 4.1 Wood fencing must be permitted to weather naturally. Any paint, stain or tinted color sealant requires the prior approval of the Architectural Review Board and must be of muted shades.
- 4.2 All fences shall be maintained so that they are structurally sound and in good repair. The fence posts shall be firmly set in a base that does not allow the posts to wobble. Railing or slating shall be firmly attached to the supporting posts and gaps shall be restored to original condition.

Signed:

Board Secretary

John M. Burgess 6/18/20
Date

John M. Burgess
Printed Name

Board President

Myrna Trickey 6/18/20
Date

MYRNA TRICKEY
Printed Name