

Roberts Ridge Homeowners Association Board of Directors Policy #4

Permitted solar energy system (Addendum to Section 6.28)

The Roberts Ridge Homeowners Association Board of Directors is enacting a policy for permitted solar energy system in addition to the restrictive covenant set forth in the neighborhood declaration:

Section 6.28 Solar Panels No solar panels attached or detached shall be permitted.

Solar energy system means a solar photovoltaic device whose primary purpose is to use solar energy to produce electricity. (From Indiana House Enrolled Act 1196)

Solar panels shall be permitted in accordance with the Indiana House Enrolled Act (HEA) 1196. The homeowners association may require preapproval of

1. the location of a solar energy system
2. the manner in which a solar energy system is installed

Any resident wishing to add solar panels to their property must collect signed consents from 65% of the association's members (consent form available from HOA)

3. In gathering consents, the homeowner **must** provide the association's members the solar panel site plan for their property including:
 - a. Property boundaries
 - b. Description of the dwelling unit
 - c. The color of the solar energy system and
 - d. A photo or drawing of any screening to be used if the system is to be installed anywhere other than the roof of the dwelling
 - e. The vendor and installer of the system
 - f. The plans and specifications of the system including photos or drawings if requested by other association members

If the association member successfully collects the required 65% of consent, the HOA board of directors will approve installation **unless one of the following conditions apply:**

- a. The solar system threatens public health or safety, or violates a law
- b. The system would be installed on property owned by the homeowner's association
- c. The system would be installed *in a location other than* the roof of the dwelling, or another structure approved by the homeowner's association; a fenced yard or patio owned and maintained by the owner.
- d. The system extends above or beyond the roof by six (6) inches
- e. The system does not conform to the slope of the roof and would have a top edge that is not parallel to the roof line
- f. It would have a frame, support bracket, or visible piping or wiring that is not in a silver, bronze, or black tone commonly available in the marketplace.
- g. The system would be installed in a fenced yard or patio rather than on the roof and would be taller than the fence line
- h. The manner of installation would void material warranties
- i. The system is installed in a manner differing significantly from what was presented to the homeowners and/or the board of directors.

APPROVED BY THE BOARD OF DIRECTORS 9/21/2022.