

BOARD POLICIES

West Meadows Estates
Homeowners Association Inc.

Solar Panels

Effective: 9-30-2024

By: 
Mike Eastlund, Board President

Policy 403

1. PURPOSE

Provide a direction for the application of CC&Rs as they apply to solar panels.

2. PERSONS AFFECTED

Property owners, residents of properties, Board members, officers, and association employees.

3. REFERENCES

Plan Review Policy 405

4. DEFINITIONS

- 4.1. **Solar Panel:** A solar panel (photovoltaic module, photovoltaic panel, or any solar energy recovery panel) used as a component or a larger system to generate and supply energy from the sun.

5. POLICY

- 5.1. Solar panels must be approved by the Architectural Control Committee (ACC) and installed under a permit from the authority having jurisdiction as necessary.
- 5.2. Photovoltaic systems (solar panels) may only be designed for the domestic consumption of the residency upon which it is applied. They may not be designed to return energy to a public or private electrical grid for profit.
- 5.3. Members may only install photovoltaic systems (solar panels) on the roof or garage of a residence, which may be at least eight (8) feet above the ground.
- 5.4. Solar panel surfaces must be non-reflective.
- 5.5. Solar panel exterior surfaces and support structures must match the color of the energy collection panel or the roof of the structure to which they are applied.
- 5.6. When specific requirements are not identified in the CC&Rs or policy, the ACC shall provide interpretation and direction.
- 5.7. The ACC or its designee shall be permitted to enter a lot to abate or remove a violation of HOA policy. The cost of such abatement, removal, or correction shall be the property owner's responsibility. The Board must provide the property owner with prior written notice and an opportunity to be heard, except in the case of an emergency as determined by the Board.

BOARD POLICIES

West Meadows Estates
Homeowners Association Inc.

Solar Panels

Effective: 9-30-2024

By: 
Mike Eastlund, Board President

Policy 403

- 5.8. Approval for a solar panel installation must follow all plan approval requirements in Policy 405, plan review.

6. RESPONSIBILITIES

- 6.1. Per the HOA policy, the property owner is responsible for requesting approval of design plans for solar panels prior to installing them.
- 6.2. The property owner is responsible for providing the manufacturer's certification that the system's capacity does not exceed the residence's domestic consumption.
- 6.3. The property owner is responsible for the manufacturer's certification that all surfaces are non-reflective.
- 6.4. The ACC Chairperson (or designee) is responsible for reviewing plans for solar panel installation per the plan review policy.

7. PROCEDURES

- 7.1. The property owner must submit the plans per the plan review policy.
- 7.2. The ACC Chairperson (or designee) will send a written response to the request via US mail within thirty (30) days of the original request.
- 7.3. The records custodian shall maintain all enforcement records in the property file.