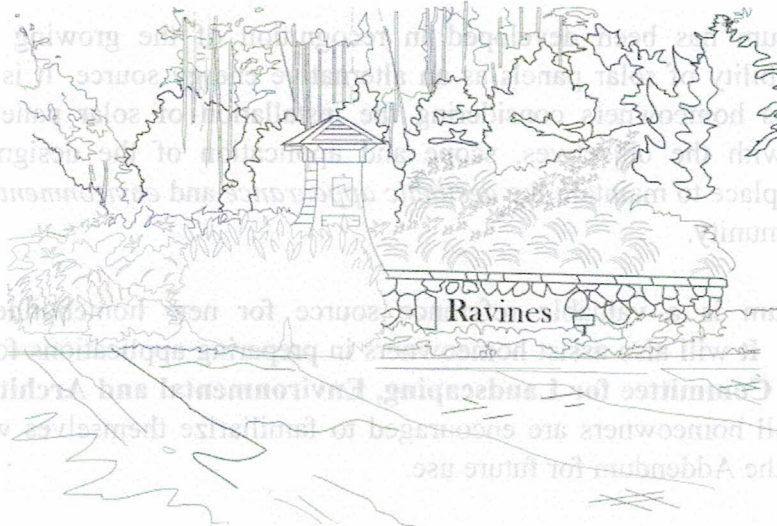


Ravines Homeowners Association

ADDENDUM TO STANDARDS DOCUMENT

SOLAR PANEL GUIDELINES



**Administered by CLEAR
March 2022**

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PURPOSE OF THE SOLAR PANEL ADDENDUM

This Addendum has been developed in recognition of the growing interest in and economic viability of solar panels as an alternative energy source. It is written to help guide Ravines homeowners considering the installation of solar panels and promote consistency with the objectives, scope and application of the design standards and guidelines in place to maintain the *aesthetic appearance* and *environmental quality* of the Ravines community.

This addendum is a valuable reference source for new homebuilders and current homeowners. It will also assist homeowners in preparing applications for review by the Association's **Committee for Landscaping, Environmental and Architectural Review (CLEAR)**. All homeowners are encouraged to familiarize themselves with its contents and to retain the Addendum for future use.

The addendum details specific design standards and guidelines that have been adopted by the Board of Directors of the Ravines Condominium Association or are defined in the Ravines Condominium Association Bylaws. It also explains the application and review process that homeowners must follow when seeking approval for any exterior modifications or changes to their homes or lots involving the installation of solar panels that are subject to approval by the Association.

The information has been prepared and adopted by the Board of Directors of The Ravines Condominium Association to supplement the Use and Occupancy Restrictions set forth in Article VII of the Condominium Bylaws and to adopt application and enforcement procedures. It supersedes the prohibition of solar panels and solar collectors as outlined on Page 18 in the Standards document last revised December 13, 2014. It does not change nor supersede the Bylaws and is intended to guide homeowners in preparing an application and the Board in carrying out its duties.

The Committee for Landscaping, Environmental and Architectural Review (CLEAR) is the same entity as the Design Agent referred to in the Bylaws.

Co-owner, homeowner, and member are synonymous terms in this document.

PROPERTY STANDARDS AND DESIGN GUIDELINES

The following specific Design Guidelines, as adopted by the Board of Directors, apply to both new construction and existing residences.

SOLAR PANELS

1. Homeowners should first consider all existing structures and landscaping before selecting a site for any proposed solar system.
2. All plans for new or modifications to existing solar installations must be preapproved by CLEAR prior to installation or modification.
3. The preferred location of solar panels is flush-mounted roof panels (i.e. – the plane of the array is parallel to the roof) on a roof not facing the street or the golf course. Ground mounted or side of house mounted solar panels will not be approved. Consideration of road facing or golf course facing solar panels may be allowed if documentation is provided from the solar contractor indicating that this is the only feasible location for a solar array.
4. All components of the solar system should be integrated into the design of the home. The color of the solar system components should generally conform to the color of the roof shingles to the extent practical. Solar “shingles” that mimic the look of a composite shingle are acceptable but should match the color of the current roof shingles as much as is practical.
5. *The installation of all solar systems shall only be done by a licensed installer or contractor.* Applications submitted to CLEAR must include the following:
 - a. A diagram (preferably by the licensed contractor installing the system) showing where the system will be installed; the solar array cannot exceed 85% of the total square footage of the roof.
 - b. Photos of the roof area where the array will be mounted.
 - c. Material to be used and/or manufacturer’s description of the system, photos and/or pictures of the system and color of the system.
 - d. Where possible, provide photos of similar existing systems as examples.

6. Piping and electrical connections will be located directly under and/or within the perimeter of the panels, when possible, and placed as inconspicuously as possible when viewed from all angles.
7. The highest point of a solar panel array will be lower than the ridge of the roof where it is attached.
8. All painted surfaces will be kept in good repair.
9. **NEITHER CLEAR NOR THE RAVINES CONDOMINIUM ASSOCIATION SHALL BE RESPONSIBLE FOR CHANGES TO AN ADJACENT PROPERTY THAT IMPEDE AN EXISTING OR SOON-TO-BE-INSTALLED SOLAR SYSTEM OR INTERFERE WITH ANY EXISTING SOLAR ENERGY EASEMENT, OR FOR ANY ACTS OR OMISSIONS OF HOMEOWNERS ARISING FROM THE INSTALLATION, RELOCATION, MODIFICATION, MAINTENANCE, REPAIR, OPERATION, USE, MANAGEMENT AND ADMINISTRATION OF SOLAR PANELS.**
10. **IT IS THE RESPONSIBILITY OF THE HOMEOWNER INSTALLING THE SOLAR SYSTEM TO CONSIDER NEIGHBOR'S TREES, LANDSCAPING AND OTHER POTENTIAL IMPEDIMENTS BEFORE INSTALLING THE SYSTEM, INCLUDING FUTURE GROWTH. NEITHER CLEAR NOR THE RAVINES CONDOMINIUM ASSOCIATION WILL BE LIABLE FOR, A PARTY TO, OR IN ANY WAY PARTICIPATE IN RESOLVING DISPUTES BETWEEN HOMEOWNERS REGARDING GROWTH, TREES OR ANY OTHER OBSTRUCTIONS THAT MAY IMPEDE SOLAR PANELS IN THE FUTURE.**