

CAROLINE OAKS HOMEOWNERS ASSOCIATION

POLICY RESOLUTION NO. 22-02

(Installation of Solar Energy Collection Devices)

WHEREAS, Article VII, Section 1(c) of the Bylaws grants the Board of Directors with authority to adopt and amend any reasonable rules and regulations; and

WHEREAS, Section 55.1-1820.1 of the Virginia Property Association Act provides the following:

- To the extent the declaration provides otherwise, no association shall prohibit an owner from installing a solar energy collection device on that owner's property; and
- An association may establish reasonable restrictions concerning the size, place, and manner of placement of such solar energy collection devices on property designated and intended for individual ownership and use.

WHEREAS, to help maintain the safety and appearance of the community, the Board deems it desirable to formally adopt a policy of reasonable restrictions for Solar Energy Collection Devices, which will supplement Section 6.1 of the Architectural Control Guidelines;

NOW THEREFORE, BE IT RESOLVED THAT the Board duly adopts the following solar energy collection device policy:

A. Definitions

"Solar energy collection devices" include both rooftop solar panels (for installation on an existing roof) and solar roof shingles (for replacement of an existing roof).

B. Rooftop solar panels installed on an existing roof

1. The solar panels shall be installed by a licensed and insured electrician.
2. The solar panels shall be installed in accordance with any additional Fairfax County requirements, including any necessary permits.
3. The solar panels shall be compatible with the general colors of original roof designs in the community.

4. The solar panels shall be installed flush to the existing roof.
5. Locations of the solar panels shall be limited to the existing rooftop, not any other structures or property on the owner's lot, and not on any common areas within the community.
6. Limiting installation of solar panels to only the rear side of the roof is preferred, to the maximum extent practical.
7. Advance approval shall be obtained by the Architectural Control Committee (ACC), to review the placement, color, and design details of the solar panels.

C. Roof replacement using solar roof shingles

1. The solar roof shall be installed by a licensed and insured electrician; and
2. The solar roof shall be installed in accordance with any additional Fairfax County requirements, including any necessary permits.
3. The solar roof shall be compatible with the general design and colors of original roof designs in the community; and
4. Advance approval shall be obtained by the Architectural Control Committee (ACC), to review the color and design details of the solar roof.

D. Variance

1. If an owner's proposal does not conform with the restrictions set forth in this policy, the owner may request a variance from the ACC from the restrictions if, and only if, the restrictions in this policy for that particular Lot:
 - a) Increase the cost of installation of the solar energy collection device on the Lot by five percent over the projected cost of an installation if the restrictions were not in place; or
 - b) Reduce the energy production by the solar energy collection device by 10 percent below the projected energy production of an installation on the Lot if the restrictions were not in place.

2. The owner shall provide documentation prepared by an independent solar panel design specialist, who is certified by the North American Board of Certified Energy Practitioners and is licensed in Virginia, to the ACC that one or both of these criteria is met as part of any request for a variance for ACC review.

EFFECTIVE DATE OF RESOLUTION

The effective date of this Resolution shall be June 1, 2022.

I hereby certify that this Policy Resolution was duly adopted by the Board of Directors at a regular meeting on April 26, 2022.

CAROLINE OAKS HOMEOWNERS ASSOCIATION

A handwritten signature in black ink that reads "Vernon Smith". The signature is written in a cursive, flowing style.

By: _____
Vernon Smith, Board President