

NORTH TEXAS AIRSTREAM COMMUNITY SOLAR GUIDELINES

These guidelines were adopted by the NTAC Board to ensure uniform installation and design of solar energy electrical systems only.

1. All plans must be pre-approved by the Architectural Control Committee prior to any installation.
2. Solar systems cannot be connected to the NTAC electric grid.
3. Only roof-mounted solar panel systems will be considered for approval.
4. Panels **must** be of the same size & shape and placed close together to avoid any large gaps. Panels **must** also be placed as close to possible to the angle of the roof and **must not exceed the ridge height**.
5. Homeowner must **own** the panels, not lease them.
6. All wiring and electrical connections should be located directly under and/or within the perimeter of the panels and placed in such a way so they cannot be viewed from all angles. Visibility of the system's devices should be minimized from public view.
7. Installation must be done by a licensed **or professional commercial** installer.
8. The home or villa's electrical system must be checked by a licensed electrical to confirm the system can accommodate installation of a solar system.
9. "Home Made" individual manufactured solar systems or devices are not allowed.
10. Visible "non-absorbing" exterior parts located on the *side* of the villa/home **must be painted/covered to match siding or exterior of building**.
11. Adjacent property owners **must not** plant trees that will impede any existing solar system. Owners installing a solar system whose home sits next to a villa/vacant lot must recognize that the owner of neighboring lot/villa **will be allowed** to build to the NTAC approved building height **even if this restricts sunlight to the owner's solar panels**.
12. Application to the Architectural Control Committee **must** include the following:
 - a. A diagram drawn by the licensed installation contractor showing the location of all components and **a list of the materials to be used**.
 - b. A diagram showing how the panels will be installed to the roof.
 - c. Verification that the roof will be able to withstand the weight of the system.
13. The Architectural Control Committee notes that the owner is solely responsible for knowing what permit(s) are required (i.e., electrical permits, etc.) and obtain such permit(s) before installation begins. The owner should check with their insurance company to verify coverage of solar systems.
14. The committee has no expertise or special knowledge regarding such systems, and therefore such approval for installation is not representation that the system chosen by the owner is safe to use and compatible with the owners' roof and electrical system. **Owner assumes all risk regarding installation and use of such system**.
15. **NTAC will follow Texas Property Code 202.010 for the purpose of regulating solar devices without conceding or assuming that all of Texas Property Code 202 applies to NTAC.**