

Villas West Architectural Specification

Specifications for Installation of a Roof Mounted solar Panel for HWH

Specification No: VWAS 11

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General:

An Architectural Alteration Application, Form No. AAA, requesting the installation of a roof mounted solar panel for a hot water heater must be submitted to the Architectural Committee for review. The Architectural Committee will submit its recommendation to the Board of Directors for final approval.

1) Responsibility:

- A. The solar panel, piping, and installation workmanship shall always be the villa owner's responsibility and any leak, damage, repair or replacement from/of same, including the entire solar panel or piping replacement if necessary, shall be at the villa owner's expense, both current and future owners. Additionally, any solar panel upgrade or temporary panel removal due to any subsequent building or roof upgrade shall be the owner's responsibility and expense. (I.E. Temporary solar panel removal to accommodate a new Duro-Last or Custom Seal roof.)
- B. Solar panels installed on existing asphalt roofs are the responsibility of the villa owner. If any leaks develop after installation that is a result of the panel and piping installation or the piping-through-the-roof seal to the hot water heater, the villa owner will be billed for all costs to fix the leak and repair the resulting damage. This shall remain in effect until the roof is respaced with a Duro-Last or Custom Seal Roof. Then the piping -through-roof seal will be the responsibility of the Association and Duro-Last Inc. Item #1 above shall always apply to all other elements of the solar panel and installation.
- C. Solar panels installed on a Duro-Last roof must be done under the supervision of a representative of Duro-Last Inc., Progressive Roofing Company. The final piping-through-the-roof seal will be completed by a representative of Duro-Last or Custom Seal to ensure the roof warranty. The cost of this supervision and work is to be paid by the villa owner. Item # 1 above shall always apply to all other elements of the solar panel and installation.
- D. In cases of villa sale:
1. The owner has the right to take the solar panel with him/her. However, prior to removal, an architectural Alteration Application (Form No. AAA) must be submitted to the Board of Directors who will take swift action for approval. The section of piping going through the roof must remain in place so as not to disturb the roof seal, but the piping must be U-joined. Everything else must be removed. This shall be the owner's responsibility and expense. The Architectural Chairperson with the Maintenance Supervisor shall determine how this process is to be performed, monitor it, and sign off on it upon satisfactory completion. The owner may leave the entire system in place for the new owner.
 2. Any new owner must be informed of their responsibility for the solar panel, and he/she must agree to it in writing by signing this document in the space provided.

2) Specifics:

1. Approval must be obtained from the Board of Directors. The Architectural Alteration Application shall include:
 - A. Name and specifications sheet of proposed solar panel
 - B. Name of installer.

2. Installation to be done by a licensed and insured contractor. (Recommend: The CopperHeart Integral Collector Storage System from SunEarth Inc., installed by Expert Solar Systems. This system stores 40 gallons of water on the roof, add this to the 30-gallon storage capacity of the hot water heater and there are 70 gallons of hot water available.)

3. The solar system must be located on the roof indicated on the application. It may not be placed on a neighbor's roof. The placement of the solar panel and supports must not impede easy access to the HVAC for maintenance and replacement. A minimum clearance of 3 feet must be maintained.

4. The solar panel must be mounted on two pressure treated 8-foot 4x4s and shall not be fastened to the roof, the weight of the solar panel will prevent movement.

5. The piping shall pierce the roof directly over the hot water heater. The piping must be sealed at the roof and ceiling. The piping may be supported on the roof by blocks of treated wood and it must be fastened to the wood, but never the roof.

6. The solar panel installation must be scheduled during normal working hours. The maintenance supervisor or designate must supervise the installation.

I have read, understand, and agree with the responsibilities, and will comply with above stipulations.

Owner's Signature _____ Date _____

Contractor's Signature _____ Date _____

Architectural Chairperson Date

Association President Date