

Winchester Village Homeowners Association

Solar Energy System Policy

Adopted by the Board of Directors: April 1, 2026

Effective Date: April 1, 2026

1. Purpose

The purpose of this Solar Energy System Policy (“Policy”) is to establish reasonable standards and procedures for the installation, placement, and maintenance of solar energy systems within Winchester Village, while preserving community aesthetics, property values, safety, and structural integrity, and ensuring compliance with applicable local, state, and federal laws.

2. Authority

This Policy is adopted pursuant to the Winchester Village Homeowners Association Declaration of Covenants, Conditions, and Restrictions (CC&Rs), Bylaws, and the authority of the Board of Directors.

3. Definitions

- **Solar Energy System:** A system or series of mechanisms designed to collect, store, or distribute solar energy, including photovoltaic panels, solar thermal collectors, inverters, mounting hardware, conduit, and related equipment.
- **Primary Structure:** The main residential dwelling or an approved detached garage.
- **Visible From Street:** Any portion of a solar installation that is visible from a public street or common area at ground level.

- **Flush-Mounted:** Panels mounted parallel to and not raised excessively above the roof surface.
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4. General Policy Statement

Solar energy systems are permitted within Winchester Village **subject to prior written approval** by the Board and in compliance with this Policy. The Association does not prohibit solar energy systems but regulates their placement and appearance in a reasonable and non-arbitrary manner.

5. Permitted Installations

A. Standard Approval (Preferred Installations)

The following installations are generally approvable:

- Roof-mounted systems installed flush with the roof slope.
- Systems placed on rear or side roof planes not prominently visible from the street.
- Panels that do not extend beyond the roof ridgeline.
- Equipment with low-profile design and non-reflective surfaces.

B. Installations Requiring Additional Review

The following installations require enhanced Board review and justification:

- Panels visible from the street or common areas.
- Ground-mounted or pole-mounted systems.
- Installations on detached structures not originally designed for solar loads.

C. Prohibited Installations

Unless expressly approved by the Board for compelling technical reasons:

- Panels mounted on front-facing roof slopes where less visible alternatives exist.
 - Systems producing excessive glare toward neighboring properties or roadways.
 - Installations that materially alter the architectural character of the home.
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6. Application Requirements

Homeowners seeking approval must submit:

1. Completed Solar Energy System Application Form.
2. Site plan showing system placement and orientation.
3. Roof plan indicating panel layout.
4. Manufacturer specifications and photographs of equipment.
5. Color and finish details.
6. Proof of required permits or confirmation they will be obtained.
7. Installation timeline and installer credentials.

The Board shall issue a decision within **30 days** of receiving a complete application.

7. Installation Standards

- All installations must comply with:
 - City of Rochester Hills building and electrical codes.
 - Oakland County permit requirements.
 - Utility interconnection standards.
- Installers must be properly licensed and insured.

- Electrical conduit shall be concealed where feasible and painted to match the building surface.
 - No structural modification may compromise roof integrity or drainage.
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8. Aesthetic Standards

- Panels, frames, and mounting hardware must be black or dark-colored where available.
 - No exposed wiring visible from the street.
 - Equipment must be installed in a neat, orderly manner consistent with community appearance.
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9. Maintenance and Repair

The homeowner is responsible for:

- Maintaining the system in good working order.
 - Repairing any damage to Association property.
 - Removing inoperable or abandoned systems within **90 days** of non-functionality.
 - Restoring the structure and common areas upon system removal.
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10. Insurance and Liability

The homeowner assumes all liability for the solar energy system and must maintain adequate homeowner's insurance coverage. The Association is held harmless from claims arising from installation, operation, or removal.

11. Violations and Enforcement

Failure to comply with this Policy may result in enforcement action under the Association's governing documents, including notice of violation, fines, and corrective action at the homeowner's expense.

12. Amendments

This Policy may be amended by a majority vote of the Board of Directors in accordance with the Association's governing documents.

Certification

Approved by the Winchester Village Homeowners Association Board of Directors on March 23, 2026.