

WELLINGTON MANOR HOMEOWNER ASSOCIATION

ARCHITECTURAL REVIEW COMMITTEE

GUIDELINES
for
Solar Collection Systems – (Apr. 2023)

The Wellington Manor HOA shall allow the installation of solar collection systems on the roofs of dwellings subject to the following guidelines:

- All solar collectors, fixtures, equipment and attachments on the roof shall be black in color, or match the roof color.
- No ground installations are permitted.
- All piping, electrical equipment, and support structures, which extend from the roof towards the ground, shall attempt to match the siding/trim color of the dwelling (white would be an acceptable default). Whenever possible, they should be installed inside the dwelling.
- All electrical panels, support structures, piping, etc., that are installed outside the dwelling, should be screened, where possible, by landscaping in such a manner as they are not clearly visible from the street or to neighbors. Since the size and design of materials could vary from vendor installation to vendor installation, such landscape screening requirements would be reviewed and determined by the ARC committee at the time of ARC request submission.
- Solar panels must be installed parallel to the roof surface and not be elevated at any angle other than the existing roof pitch.
- All equipment must be mounted below the ridge-line of the roof. No part of the solar collection system is permitted to be visible above the ridge-line, at any time.
- The proposed solar collection system must be properly maintained and in good working order at all times, with no visible defects to panels or equipment. If system is damaged or defective, the homeowner is responsible for making repairs to the system within 90 days following notification from the WM board or Property Manager.
- If the homeowner fails to make the necessary repairs, the homeowner may be subject to violation notices and/or fines, or be requested to remove the damaged/inoperable system.
- The homeowner is responsible for resolving all issues that may impact the operating efficiency of the proposed solar collection system including snow removal, shade from trees, etc. The HOA has no responsibility whatsoever for any issues that may impede performance.
- The homeowner's ARC submission should include the following:
 - Copies of the applications for required Hopewell Township permits.
 - A plan (including a lot drawing and/or elevation sketch) showing the proposed roof installation including the color, location, size and # of panels installed, and the area of the roof that will be covered.
 - A plan (including a lot drawing and/or elevation sketch) showing the proposed piping, electrical equipment, and support structure locations including the color of equipment.
 - Photographs showing all sides of the existing roof.
 - A landscaping plan (including a lot drawing and/or elevation sketch) to screen the proposed electrical, piping and support structures, if located on the side of the home.
 - A manufacturer's brochure showing pictures and specifications for the proposed equipment

to be installed including; panels, mounting hardware, piping, electrical equipment, trim and color.

- Neighbor Notification Forms for neighbors adjacent to the property. Include details of the proposed installation; (1) a description of the proposed system including diagram of location on the roof(s), size, # of panels and color, (2) a plan showing the piping, electrical equipment and colors, (3) a landscaping plan, and (4) a brochure.
- An executed “Hold Harmless Agreement” form.
- An executed “Restrictive Covenant” form. This should include a check made out to the Mercer County Clerk to cover the cost of county filing. This form will be executed by the homeowner but filed to the county clerk by the Wellington Manor HOA.
- For any questions or assistance with the form submission, please contact any member of the ARC committee. The ARC committee membership and contact information can be found on the WM WEB site.