



SOLAR INSTALLATION APPROVAL & COMPLIANCE CHECKLIST

Unit Number:

Owner Name(s):

SOLAR INSTALLATION APPROVAL PROCESS

- Step 1: Submit Mauna Kai Exterior Modification Request Form.
- Step 2: Obtain approval from the Mauna Kai Board of Directors.
- Step 3: Submit PHCA/CDC Exterior Change Request Form.
- Step 4: Obtain PHCA/CDC approval.
- Step 5: Obtain all required State and County permits.
- Step 6: Coordinate construction activities with the Site Manager.
- Step 7: Complete installation in accordance with approved plans and permit requirements.
- Step 8: Submit final permit sign-offs and required completion documentation.
- Step 9: Schedule and complete final Association inspection.
- Step 10: Maintain the solar installation in accordance with all continuing owner obligations.

1. Mauna Kai Approvals, Permits & Documents

Mauna Kai Exterior Modification Request Form has been submitted and approved prior to commencement of work.

Project has been approved by the Mauna Kai Board of Directors.

All required State of Hawaii and County of Kauai permits have been obtained before commencement of work.

Permit documents and final permit sign-offs will be provided to Mauna Kai for Association records.

Copy of the contract between the owner and vendor/contractor has been submitted.

Contractor license, proof of insurance, permits, and permit sign-offs have been submitted.

2. PHCA / CDC Approval Requirements

PHCA Community Design Committee Exterior Change Request Form has been completed and submitted.

Site map showing the proposed location of all solar panels, conduits, inverters, and related equipment has been submitted.

Required photographs of affected exterior areas have been submitted.

Equipment specifications and manufacturer literature have been submitted.

CDC written approval has been received prior to commencement of work.

AOAO Board signature has been obtained on the CDC application.

Signed CDC approval documents have been provided to Mauna Kai.

3. Installation & Appearance Requirements

Solar panels will be situated as close as practical to the top of the owner's roof area while preserving roof access.

A walking easement/access path will remain available for maintenance and emergency access.

Installation will not interfere with another unit's reasonable ability to install solar.

Exterior conduits and visible components will be painted to match the Mauna Kai color scheme.

Mounting hardware and panel frames will be dark bronze unless otherwise approved.

All equipment will be installed and maintained in a neat, safe, and workmanlike condition.

4. Owner Responsibilities

Owner accepts responsibility for all installation, maintenance, repair, replacement, and operating costs.

Owner shall maintain all solar-related equipment in good condition and repair.

Water intrusion, leaks, damaged insulation, deteriorated paint, or other installation-related deficiencies shall be corrected promptly at the owner's expense.

Owner shall be responsible for the full cost of repairs to all common elements affected by the installation.

ROOF, WARRANTY, INSPECTION & APPROVALS

5. Roof, Warranty & Future Roof Work

Installation contract includes a warranty of no less than one year covering leaks or other damage resulting from the panels or installation.

If a roof warranty is in place, owner will consult with the Site Manager prior to installation.

When roof repair or replacement becomes necessary, owner will pay all costs associated with removal, storage, remounting, or modification of the solar equipment.

No compensation will be provided for lost energy production during roof repairs, maintenance, or Association work.

6. Final Inspection

Association Representative:

Inspection Date:

Approved as Installed

Corrections Required

Comments:

Board Representative:

Board Title:

Board Signature:

Owner Signature:

Contractor Signature: