

LAKEMONT FARMS HOMEOWNERS' ASSOCIATION

c/o Community Management Advisors, Inc.
200 Commerce Drive, Suite 206
Moon Township, PA 15108
Office: (412) 269-7800 Fax: (412) 269-7780

October 14, 2022

Dear Lakemont Farms Homeowner:

Enclosed is the newly accepted Solar Panel Guidelines. The Board believes that this was necessary due to the popularity increase of solar panels. Please review the enclosed closely if you plan or wish to install solar panel panels to your home. Submission and approval are still required prior to installation. Before submitting to Management, please verify that all information is correct. The committee has thirty (30) days to review the application.

Sincerely,

Derrick Rovira

for the Board of Directors of
Lakemont Farms HOA

Enclosure

LAKEMONT FARMS HOA - SOLAR PANEL GUIDELINES

Solar panels/mechanical devices associated with solar energy systems (collectively, “solar equipment”) may be installed within the Community, subject to prior written approval from the HOA board, via the “**Notice of Intent to Install Solar Collector System within Residential Unit**” application. As part of said approval, the HOA board will evaluate the appearance of the proposed solar equipment to ensure that said equipment and its proposed installation comply with the following:

1. An Owner may only install a solar collector system on a roof or exterior wall to which the Owner owns or has the exclusive right to use. Solar collector systems may not be installed on or encroach upon Common Areas of Lakemont Farms HOA or the property of any other owner.
2. Solar panels must be integrated into the roof design of the Dwelling and mounted parallel with the roof angle at the minimum vertical clearance from roofing material.
3. Solar panels located on top of roofs must conform to all Fire Authority regulations. In addition, to maintain the aesthetics and integrity of the roof, the panels should be set back a minimum of three (3) feet from the ridge and one (1) foot from the outside perimeter and bottom of the roof.
4. Solar panels are required to be placed and configured in a rectangular array.
5. Frames must be colored to complement the roof, such as bronze or black. White, silver, aluminum frames, etc. are not permitted.
6. Support and ancillary solar equipment should be enclosed and screened from view.
7. All solar equipment exposed to the exterior shall be located in such a manner that minimizes visual impact, to the extent that placement on the roof does not reduce the efficiency of the solar equipment, by more than ten percent (10%), as per current applicable Building Code.
8. Exposed elements including conduits and the electric panel shall be painted to match the adjacent building surface.
9. If Lakemont Farms HOA believes that acceptable efficiency can be obtained in a preferred location and the Owner fails to install the solar collector system in such preferred location, Lakemont Farms HOA may retain a licensed installer to certify whether acceptable efficiency can be obtained in the preferred location. If such certification is obtained, the Owner may be required to move the solar collector system to the preferred location and pay for the costs associated with obtaining the certification.
10. To the maximum extent possible, solar collector systems shall be in a place shielded from public view and from the view of other Residential Units and should be placed to the rear or side of Residential Units, if feasible.
11. Lakemont Farms HOA may require the Owner to undertake certain screening (which may include painting or trimming to match other parts of the home) so that the solar collector system is consistent architecturally with the exterior of the Residential Unit or other material that it abuts. Any screening of the solar collector system must be done with the approval of the Lakemont Farms HOA
12. State and local regulations must be followed

Lakemont Farms HOA
Notice of Intent to Install Solar Collector System
within Residential Unit

(To be submitted to the Lakemont Farms HOA by the Owner

Note that so long as consistent with applicable law, Owner shall proceed with the standard architectural change application to install a solar collector system)

Homeowner(s): _____

Address: _____

Telephone: _____

Description of Solar Collector System: _____

Company Performing Installation _____

Identify Installation Location: Porch ☐ Rear Deck ☐ Balcony ☐ Roof ☐
 Other ☐ Indicate "Other": _____

Date installation to be performed: _____

Will the installation follow all Lakemont Farms HOA guidelines (which include manufacturers' guidelines and applicable building codes)? Yes ☐ No ☐

I will comply with all the Lakemont Farms HOA rules for installing, maintaining, and using solar collector systems. I understand that it is my responsibility to comply with all applicable laws, rules and regulations related to solar collector system installation, maintenance, and use.

Signed: _____

Date: _____

This page, a variance request, and all necessary documentation must be forwarded by the Unit Owner to the Management Company in any of the following manners:
U.S. Mail:

Lakemont Farms Homeowners' Association
c/o Community Management Advisors, Inc.
200 Commerce Drive, Suite 206
Moon Township, PA 15108

Email: support@cmamgt.com

Fax: 412-269-7780