

Seminary Overlook –Architectural Review Committee Solar Guidelines

These guidelines are to provide an overview of the use of solar energy for heating and cooling and to ensure uniform installation and design of solar energy systems.

1. Homeowners should first consider all existing structures and landscaping before selecting a site for any proposed solar system.
2. All plans must be preapproved by the Architectural Review Committee (ARC) prior to installation.
3. Preferred location of solar panels is a rear-facing, roof-mounted array. However roof mounted panels that are on the side of a home, or on a roof facing a street will be allowed if it is determined by the solar contractor and approved by the ARC that this is the only feasible location for a solar array.
4. All panels should be flush mounted, (i.e. the plane of the array is parallel to the roof, with minimum separation). Should the array require a tilt or raised, a variance may be requested.
5. All components of the solar system should be integrated into the design of the home. The color of the solar system components should generally conform to the color of the roof shingles to the extent practical. Solar “shingles” that mimic the look of a composite shingle are acceptable but should match the color of the current roof shingles as much as is practical.
6. The installation of all solar heating and cooling systems shall only be done by a licensed installer. Applications submitted to the ARC should include the following:
 - a. A diagram “drawn to scale” showing where the system will be installed;
 - b. Material to be used, or manufacturer’s description of the system, photos and/or pictures of the system and color of the system (can use an internet link).
 - c. If necessary, provide photos, or describe similar existing systems as examples.
7. Piping and electrical connections will be located directly under and/or within the perimeter of the panels, when possible, and placed as inconspicuously as possible when viewed from all angles.
8. The highest point of a solar panel array will be lower than the ridge of the roof where it is attached.
9. All painted surfaces will be kept in good repair.
10. Any installation should not impact adjacent owner’s property or landscaping

A variance to certain sections of these guidelines may be granted if compliance with these guidelines would significantly increase the purchase price of the solar system or significantly decrease its performance or efficiency. If a homeowner seeks a variance they must provide a detailed explanation from a licensed contractor explaining why compliance with these guidelines is impractical and a variance should be granted. The ARC reserves the right to consult a second contractor to the extent they require additional input.