

Pine Lake Estates – Architectural Control Committee

Guidelines for Solar Photovoltaic (PV) System Installation

June 27, 2025

1. Purpose and Scope

- This document establishes guidelines for the installation of solar photovoltaic (PV) systems on residential properties within Pine Lake Estates, ensuring aesthetic harmony, safety, and compliance with all applicable laws and regulations.
- The guidelines apply to all homeowners within Pine Lake Estates seeking to install solar PV systems.
- They align with the Pine Lake Estates Covenants, Conditions, and Restrictions (CC&Rs), Washington State law RCW 64.38.055 (Solar Energy Systems), and all relevant federal, state, and local ordinances.

2. General Guidelines Statement

- The Pine Lake Estates Homeowners Association (HOA) supports renewable energy and permits the installation of solar PV systems while maintaining community aesthetics and property values.
- The HOA will not impose unreasonable restrictions on solar installations, as defined by RCW 64.38.055.

3. Architectural Control Committee (ACC) Approval Process

- Homeowners must submit a completed application to the ACC for review and approval prior to installation.
- The ACC will review applications within 30 days of receipt of a complete application.
- Prior to submitting an application, the homeowner is required to notify all adjoining property owners of the proposed installation. A completed and signed Adjacent Impact Form should be included with the application.
- Any denial of an application must be provided with a written explanation, aligned with RCW 64.38.055.

4. Application Requirements

Homeowners must submit the following:

- **Site Plan:** Detailed plan showing the location of the solar PV system relative to property lines, existing structures, and landscaping.

- **System Specifications:** Panel type, dimensions, color, mounting system, and inverter specifications.
- **Contractor Information:** Name, license number, and insurance details of the installer.
- **Color Samples:** Samples or high-resolution images of panels and mounting hardware.
- **Visual Renderings:** Renderings showing the installation from various viewpoints.
- **Screening Plan:** If applicable, a plan for landscaping or other screening methods.

5. Compliance with Local Regulations

- All installations must comply with Sammamish City, King County, and state building codes.
- Homeowners are responsible for obtaining all necessary permits **after** receiving HOA approval and **before** starting installation.

6. Location and Placement Guidelines

- **Roof-Mounted Systems:**
 - Preferably located on rear or side-facing roof slopes to minimize street visibility.
 - Front-facing installations require strong justification based on energy efficiency and structural considerations and must minimize visual impact.
 - Panels must be installed parallel to the roof plane with minimal protrusion.
- **Ground-Mounted Systems:**
 - Allowed only if they do not obstruct sightlines, create safety hazards, or significantly impact neighboring properties.
 - Must be screened from view with appropriate landscaping or fencing.
 - Must abide by all setback rules.

7. Design and Aesthetic Standards

- **Panel Color:** Solar panels must be black or dark blue with non-reflective glass.
- **Mounting Hardware:** Must be painted or coated to match the roof color.
- **Wiring and Conduit:** Must be concealed or painted to match the exterior of the house.
- **Inverter Location:** Must be in inconspicuous areas and screened from view.

8. Structural and Safety Requirements

- Installation must be performed by a licensed and insured contractor, adhering to all local building codes and safety standards.
- Roof installations must not compromise structural integrity.

- Electrical connections must be performed by a licensed electrician.
- Homeowners are responsible for maintaining the solar PV system in good working order.
- All systems must have a visible and easily accessible disconnect switch.

9. Screening and Neighbor Considerations

- If visible from adjoining properties, homeowners may be required to install landscaping or other screening methods.
- Systems must not produce reflective glare that adversely affects neighboring properties.

10. Maintenance and Removal

- Homeowners are responsible for system maintenance.
- If non-operational, homeowners must remove or repair the system within six months.
- Upon removal, all roof penetrations must be repaired to match the existing roof.

11. HOA Compliance with Laws and Regulations

- These guidelines comply with all applicable federal, state, and local laws, including RCW 64.38.055.
- The HOA will not prevent installation unless there are legitimate health, safety, or welfare concerns.

12. Enforcement

- Failure to comply will result in enforcement actions per Pine Lake Estates CC&Rs and HOA governing documents.
- All enforcement actions will comply with RCW 64.38.055.

13. Guideline Updates

- This guidelines will be reviewed and updated as needed.
- Modifications will be communicated to homeowners through the association website and direct mailings.