



# Lake Forest Estates

## Homeowners Association

P.O. Box 782, Maple Valley WA 98038

### **Lake Forest Estates Solar Panel Installation Guidelines**

For purposes of this section, "solar energy panel" is a panel device or system or combination of panel devices or systems that relies on direct sunlight as an energy source, including a panel device or system or combination of panel devices or systems that collects sunlight for use in:

- a) The heating or cooling of a structure or building,
- b) The heating or pumping of water, or
- c) The generation of electricity.

#### **Prior ACC Approval Required:**

No solar energy system may be installed on property within the Association without prior ACC approval.

#### **Application Submittal Documents Required:**

A Request for Structure Approval form must be submitted to allow the ACC at least 30 days to review the application prior to a proposed installation date of a solar energy system. An application may only be reviewed after receipt of all documentation set forth herein and as may be further required by the ACC or Board in order to make an informed decision. Submission does not mean that a request will be approved or that a homeowner may start installation. Homeowners must have ACC approval and any required permits before beginning installation.

Along with the Request for Structure Approval Form, the homeowner shall submit to the ACC the following documentation (collectively referred to herein as "the Solar System Plans"):

- a) Certification by the installer that the planned system meets applicable health and safety standards and requirements imposed by the authorities having jurisdiction.
- b) If used to heat water, certification by the solar rating corporation or other nationally recognized certification agency. Certification must be for the solar energy panels and for installation.
- c) If used to produce electricity, certification that the system meets all applicable safety and performance standards established by the national

electric code, the institute of electrical and electronics engineers, accredited testing laboratories, such as Under-Writers Laboratories, and, where applicable, rules of the utilities and transportation commission regarding safety and reliability.

- d) Installation and placement specifications for the solar energy system showing:
- A detailed plan, drawn to scale, showing all proposed panel locations, with dimensions of each panel, dimensions between each panel, and dimensions between edge of panel and adjacent impediment and/or roof detail (like ridgeline, chimney, edge of roof), and the location of all system components proposed to be located on the exterior of the home. Note: the pathway of all exposed piping between panels should be shown clearly on the plan.
  - An energy-efficiency analysis comparing placement on the desired rear of the roof vs. in view from the front of the house.
  - A detailed drawing showing the method of attachment to the roof structure.
- e) A signed acknowledgement that the homeowner will indemnify, hold harmless, and/or reimburse the Association from any losses, damages, claims, costs, lawsuits, and/or judgments (including reasonable attorneys' fees of the Association for having to defend against such claims or lawsuits) arising from or related in any way to the installation, maintenance, or use of the solar energy system.

#### Technical and Design Requirements:

- Visibility of any part of a roof-mounted solar energy panel shall not extend above the roofline.
- Solar energy panels must conform to the slope of the roof.
- The top edge of each solar energy panel must be parallel to the roof ridge
- The solar energy panel frame, support bracket, and any visible piping or wiring must be painted to coordinate with the roofing material.

Further, solar panels, frames, and support brackets shall be:

- Visually integrated with the architecture of the house regarding style, location, size and color to the maximum extent possible. All panels must be aligned in the same direction, conform to the slope of the roof, have a visually consistent orientation parallel to the ridge line of the roof. The panels must be black in color and have a non-reflective surface.
- Shielded from view of the front of any Lot, Living Unit or Common Area of the Association to the maximum extent possible.

- Located in a position least visible from any street or common area, so long as such location does not unreasonably degrade system performance.
- Designed and installed in a manner that any conduits, wiring, and piping be concealed and run through the home. Minor exposed connections may be necessary and are acceptable if exposed only if painted to match/coordinate with the surface they are adjacent to.
- Designed and installed so that any required inverter(s), disconnect devices and any monitoring systems be located inside the garage/home, except as required by code to be accessible from the exterior (in any case, however, they may not be located on or at the front of the home).
- Built from commercially available components.
- Designed and installed by a Washington State licensed and registered contractor specializing in solar panels.

#### Written Homeowner Acknowledgements:

Besides the other requirements herein, homeowners who have solar systems installed must acknowledge in writing they understand that:

- Trees or vegetation along the streets, parks, open spaces, common areas, and on adjacent properties will continue to grow and may impact the solar shading of an owners approved solar system.
- The Association and the owners of adjacent properties have no obligation whatsoever to trim, prune, or otherwise alter such trees or vegetation now or at any time in the future, so long as such trees or vegetation comply with current HOA guidelines as to size and placement distance from property lines.

Solar systems must be maintained in good repair and working order, and in a timely matter so that painted and other components do not deteriorate to the point of becoming unsightly. Any system damaged, destroyed, or disused must be removed or repaired within 90 days after such initial damage, destruction, or disuse.

#### Ground-Mounted Solar Energy Systems:

Each ground-mounted solar energy system installed by a homeowner shall meet all applicable state, county, and local setback laws and regulations for accessory structures or such structures and installations.

In addition, the following requirements apply to each ground-mounted solar energy system:

- The system may not be in the front yard of any lot and must be shielded from view from any street abutting the property or any common area at street level

by vegetation or fencing tailored to the height of the system to shield it from public view. Shielding such as vegetation or fencing must be approved by the ACC before installation and maintained by the homeowner.

- The system must be installed so that the ground surface beneath the system and around the system may be maintained in accordance with HOA standards.
- The ground surface beneath any ground mounted solar energy system must allow for adequate drainage of rainwater and runoff from the solar energy system.
- Placement must abide by all current residential/design codes and CC&R restrictions.

Right to Amend Guidelines:

The ACC and the Association reserve the right to modify, change, expand, or amend these Guidelines for Solar Panel(s) at any time in order to adjust for changes in equipment or technology, as well as to further the objectives and criteria for Solar Panel(s) within the Association, subject to applicable laws. In the event amendments are adopted, the amended Guidelines will be mailed or otherwise delivered to all owners before becoming effective.

Violation/Fines:

A homeowner violating these Guidelines is subject to being fined pursuant to the Rule on Fines and/or the Association filing a lawsuit for enforcement. Installation of a solar system without prior ACC or Board approval or not in compliance with these Guidelines may also be required to be removed from the home.

Adopted by the Board meeting on February 9, 2023.

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