

Wimbledon on the Creek Homeowners Association, Inc.
SOLAR ENERGY DEVICES POLICY

WHEREAS, pursuant to Section 202.010 and of the Texas Property Code, the Board of Directors (the "Board") of Wimbledon on the Creek Homeowners Association, Inc. (the "Association") may adopt reasonable guidelines regarding solar energy devices.

NOW, THEREFORE, IT IS RESOLVED. in order to comply with the requirements set forth in Section 202.010 of the Texas Property Code, that the following guidelines and procedures are established for the installation of solar energy devices, and the Same are to be known as the "Solar Energy Devices Policy" of the Association (hereinafter the "Policy"),

1. PURPOSE: The purpose of this Policy is to comply with the requirements of Texas Property Code Section 202.01 n. enacted by the 82nd Texas Legislature, effective January 1, 2012.

2. DEFINITION: The term "Solar Energy Panel" means a panel, device or system designed primarily to collect solar energy, and subsequently use solar energy to provide heating or cooling or to produce mechanical or electrical power. Solar energy panels may not be installed without prior written approval of the Architectural Control Committee ("ACC").

3. PROHIBITED DEVICES: The installation of Solar Energy Panels will not be allowed if the device:

- (a) as adjudicated by a court, violates a law or threatens the public health or safety;
- (b) is located on property owned or maintained by the Association;
- (c) is located in common areas;
- (d) is located anywhere but on the owner's roof or in his/her fenced yard or patio;
- (e) extends beyond the roofline, if mounted on the roof of a home, or is located in an area other than an area designated by the Association;
- (f) does not conform to the slope of the roof and has a top edge that is not parallel to the roofline;
- (g) does not have frames, support brackets, or any visible piping or wiring of a silver, bronze or black tone, whichever blends most effectively with the roof;

- (h) is taller than the fence line, if located in a fenced yard or patio;
- (i) installed in a manner that voids material warranties;
- (j) installed without prior approval by the Association or its designated ACC; or
- (k) the device would "substantially interfere with the use and enjoyment of land by causing unreasonable discomfort or annoyance to persons of ordinary sensibilities:" however, this finding will be reconsidered by the Association or its designated ACC if the owner obtains written approval of the installation from all neighboring owners.

4. INTENT TO MAINTAIN AESTHETICS:

- (a) The intent of these restrictions is to allow (the installation of Solar Energy Panels but to maintain, to the greatest extent possible, the aesthetics of the community and the harmony established by the plan of development for the Association,
- (b) Color or finish of the panel must blend to the greatest extent possible with existing roof color,

5. REPAIR: Panels, mounting devices, etc. must be repaired or replaced within 120 days of the date of damage.

6. LOCATION:

- (a) Ground mounted systems shall be as small as possible, located in rear or side yards and screened from neighboring properties by fencing or landscaping.
- (b) No Solar Energy Panels may be placed on the front elevation of the home.

7. DOCUMENTS REQUIRED FOR APPROVAL: A copy of the following documents shall be provided to the ACC prior to the installation of the device:

- (a) a copy of the existing site plan showing the house and any accessory structures, significant vegetation, property lines and the proposed location of the Solar Energy Panels;
- (b) a drawing or photographs showing the proposed location of the Solar Energy Panels and description of any visible auxiliary equipment:

- (c) catalog photographs or manufacturer's "cut sheets" of all components including dimensions, colors, materials, etc.; and
- (d) plans of proposed landscaping or screening for ground mounted Solar Energy Panels,

IT IS FURTHER RESOLVED that this Solar Energy Devices Policy is effective on June 1, 2014, to remain in force and effect until revoked, modified or amended.

This is to certify that the foregoing resolution was adopted by the Board of Directors at a meeting of the Board on June 24, 2014 and has not been Modified, rescinded or revoked.


President

July 14, 2014
Date

State of Texas
County of Tarrant

This instrument was acknowledged before me
on 14 day of July, 2014 by Linda Stogden


Notary Public's Signature
My commission expires Nov. 2, 2016

