

Logsdon's Ridge Homeowners Association Guidelines for Solar Energy Devices

Effective January 26, 2023

Whereas, the Logsdon's Ridge Homeowners Association is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declarations for the various sections of the community; and

Whereas, the Board of Directors of the Association ("Board") has determined that in connection with maintaining the aesthetics and architectural harmony of the community, and the provide clear and definitive guidance regarding solar energy devices therein, it is appropriate for the Association to adopt guidelines regarding solar energy devices within the community.

Now, therefore, the Board has duly adopted the following *Guidelines for Solar Energy Devices* within the community.

1. Homeowners should first consider all existing structures and landscaping before selecting a site for any proposed solar energy collection devices.
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. Flush-mounted panels (i.e. – the plane of the array is parallel to the roof) on a roof facing a street will be allowed if documentation is provided from the solar contractor indicating this is the only feasible location for a solar array. If panels are installed on a side or rear roof, the array may be tilted or raised if a variance is granted.
4. All components of the solar energy collection devices should be integrated into the design of the home. The color of the solar energy collection devices' components should be generally conforming to the color of the roof shingles to the extent practical. The use of a color-match film should be used in the event the solar panels do not match the roof color. Such products do not interfere with the solar panel efficiency. An example of such product is "SolarSkin", found on the website, www.sistinesolar.com. Other similar products would be considered. 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.
5. The installation of all solar energy collection devices shall only be done by a licensed installer or journeyman plumber. Applications submitted to the ARC should include the following:
 - a. A diagram "drawn to scale" by the licensed contractor installing the system showing where the system will be installed;
 - b. Photos of the roof area where the array will be mounted;
 - c. Material to be used and/or manufacturer's description of the system, photos and/or pictures of the system and color of the system;
 - d. Where possible, provide photos of similar existing systems as examples.
6. 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.
7. The highest point of a solar collection device will be lower than the ridge of the roof where it is attached.

8. All painted surfaces will be kept in good repair.
9. All solar collection devices must be maintained in good repair. Unused or inoperable devices must be removed.
10. Changes to adjacent property should not impeded an existing or soon-to-be-installed solar system or interfere with any existing solar energy easement.

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 minimum of two bids depicting the cost of installation of the solar systems – one bid in compliance with these guidelines and a second bid depicting the desired alternative location, unless the variance represents the only feasible installation location. The ARC may require bids or estimates from a second contractor in order to make an informed decision. For purposes of this exception, “significant” means an amount exceeding ten (10) percent of the cost of the system, or decreasing efficiency or performance exceeding an amount of ten (10) percent, as originally specified and proposed.