

# KEHRS MILL ESTATES

## Rules and Regulations

### Renewable Energy Policy

Pursuant to the authority vested in Kehrs Mill Estates Resident's Association, as Trustee, under Section 4.01 of the Trustee Agreement and Indenture of Restrictions of Kehrs Mill Estates Subdivision as recorded in Book 7193, Page 1244 of the land records of St. Louis County and pursuant to the Motion duly made and seconded, the following Policy with respect to Renewable Energy was adopted:

#### **Request Process**

1. All requests for approval of plans and specifications to install, construct, reconstruct, add to or alter any renewable energy sources shall be in writing and shall be hand delivered in person or mailed by certified mail to the Secretary of the Trustees. Oral requests or other types of deliveries, for which a receipt is not issued by the Trustees or for which written proof of delivery is not issued, are invalid and shall not be considered to be a request.
2. All such requests for approval shall be accompanied by detailed plans and specifications showing, at a minimum: the type/source of renewable energy sought to be installed, constructed, reconstructed, added to or altered, together with a detailed drawing or graphic representation of same; the proposed location of the renewable energy source sought to be installed, constructed, reconstructed, added to or altered upon a spot survey of the property, which spot survey shall depict the building line (front, side, rear) upon the property; the lineal distance of each straight portion of the proposed renewable energy source sought to be installed, constructed, reconstructed, added to or altered upon a spot.
3. All requests will be submitted in triplicate. The Trustees will respond within 30 days of the received request. No work shall begin prior to approval from the Trustees and the City of Clarkson Valley if applicable

#### **Renewable Energy**

Definition – Renewable Energy is defined as energy which comes from natural resources such as sunlight, wind, rain, tides and geothermal heat, which are renewable – naturally replenished.

Solar - uses the energy derived from the sun through the form of solar radiation.

Wind – uses the energy derived from airflow to run wind turbines.

Hydro (rain, tides) - uses the energy derived from water flows to generate power.

Geothermal – uses the energy generated and stored in the Earth.

#### **General requirements**

1. All renewable energy systems shall be in compliance with all local, state and federal laws and ordinances to include all local, state, national or international fire, electrical, plumbing, safety and building codes.
2. The general aesthetic appearance, i.e., curb appeal, for the renewable energy system shall be in conformance with other residences in the Association and the Trustee shall have discretion to decide any issues with respect to aesthetics.
3. No ground structure shall exceed the horizontal and vertical site lines of the residential property where the renewable energy system is to be installed.
4. Ground mounted structures will only be allowed provided they are reasonably shielded from view, unattached to the primary residence, located in the rear yard only, not visible from the front of the house at the curb (excludes Geothermal) and otherwise, conform to current KME indentures.
5. Noise from any renewable energy system shall not exceed St. Louis County noise ordinance standards as applicable to residential areas.
6. Renewable energy systems hardware and associated equipment shall be painted a neutral color so as to architecturally blend into the color of the surrounding environment and shall not be bright, reflective or metallic.
7. Any renewable energy system that is noticeably in disrepair for a period of three (3) months without repair or restoration procedures substantially underway shall be removed from the property at the expense of the owner.

### **Specific Requirements'**

#### **Solar:**

1. Building mounted solar energy systems shall be parallel to the plane of the roof and shall not extend more than six inches above the roof surface.
2. Solar energy systems must be designed to prevent a negative visual impact on Association streets and neighboring lots.
3. Roof mounted solar panels may be located on rear and side facing roofs that do not front a street.
4. Awning solar energy systems shall not be allowed.
5. Building integrated solar systems shall be an integral component of the building envelope and not stand off from the building.

#### **Wind:**

1. A residential Wind Energy System is not allowed.

#### **Hydro:**

1. A residential Hydro Energy System is not allowed.

#### **Geothermal:**

1. The outside mechanical unit shall reside in the rear of the house and

- painted to blend in with the surrounding environment
2. The property will be restored to its prior state once the underground components are installed.

The Trustees reserve the right to consider and approve exceptions to this Policy on a rare case by case basis, in their sole discretion, they believe that substantial or practical hardship exists and/or there is a safety concern.

The Trustees reserve all rights and discretion to interpret this Policy.

Approved this 19<sup>th</sup> day of September, 2012

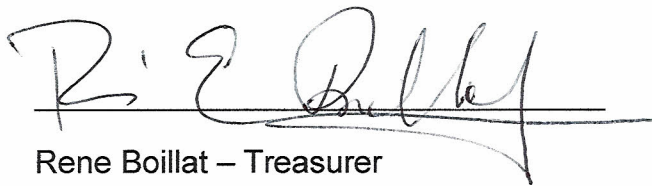
Kehrs Mill Estates Residents Association



Artie Ahrens - President



Dennis Norton – Vice President



Rene Boillat – Treasurer



Pete Marsac - Secretary