

**RESOLUTION OF THE BOARD OF DIRECTORS OF
SUMMER LEA COMMUNITY ASSOCIATION
ESTABLISHING SOLAR PANEL SPECIFICATIONS**

- A. Summer Lea Community Association, Inc. ("Summer Lea") is an Association formed pursuant to a Declaration of Covenants, Restrictions, Easements, Charges and Liens ("Declaration"), to administer Summer Lea situated in Hilltown Township, Bucks County, Pennsylvania, known as "Summer Lea". The Declaration is recorded in the Office of the Recorder of Deeds of Bucks County in Deed Book 2734 at page 0922 et seq.
- B. Summer Lea is a planned community as defined at Section 5103 of the Pennsylvania Uniform Planned Community Act, Act 180 of 1996 (68 Purdons, Section 5103) (the "Act").
- C. Article VII, Section 1(a) of the By-Laws of the Association authorizes the Association to exercise all powers, duties and authority set forth in the Act.
- D. The Board of Directors of Summer Lea Community Association, Inc., by vote of at least two-thirds of the members of the Board of Directors, has determined that it is in the interest of the Association to allow Unit Owners to pursue roof-mounted solar panel installations for their homes with prior approval from the Association.

NOW THEREFORE, IT IS HEREBY RESOLVED by the Board of Directors of the Summer Lea Community Association, Inc. as follows:

Solar Energy System (panel) installations will be permitted provided the roof-top panel installation is reviewed and approved by the Board of Directors prior to starting any work. An Architectural Modification Request Form must be submitted to the management company along with paperwork that should include, but not limited to, the proposed installation method, panel facings, MSD sheets, system life expectancy, and photographs/drawings of the proposed installation. All solar panel requests will be reviewed on a case-by-case basis.

Please note that a permit is required to be obtained from Hilltown Township prior to scheduling any solar panel work. Copy of the permit must be provided to management prior to starting any work.

Solar Panel Roof-Mounted Panel Installations

The Summer Lea Community Association will only permit roof-mounted solar panels in accordance with the following:

- (a) Solar Panel Energy Systems must be installed by licensed and insured solar panel contractors.
- (b) Permitted roof-mounted solar panels shall include integrated solar panels as the surface layer of the roof structure with no additional apparent change in relief or projection (the preferred installation), or separate flush-mounted solar panels attached to the roof surface.
- (c) The design of Solar Energy Systems shall, to the extent reasonably possible, use materials, colors, textures, screening and landscaping that will blend into the natural roof setting. All wiring, piping and conduits must be hidden or minimally visible.

- (d) Solar Energy Systems shall not be used for displaying any advertising except for reasonable identification of the manufacturer or operator of the system.
- (e) The design of the Solar Energy System shall conform to applicable industry standards.
- (f) The installation of Solar Energy Systems is subject to all local utility company requirements for interconnection.
- (g) Any components of a Solar Energy System which have not been in active and continuous service for a period of one (1) year are to be completely removed from the property.
- (h) Roofs altered for solar panel installations are required to be restored to original condition within three (3) months after the removal of solar panels.
- (i) Each Unit Owner installing a solar panel system on their home is solely responsible for all costs associated with the installation, maintenance, repair, replacement, and insurance coverage (property & liability) for their system.

Solar Panel Ground Arrays:


Solar panel ground arrays are not permitted or approved for installation on individual lots or in any common areas.

This Resolution shall become effective May 1, 2025.

RESOLVED AND ADOPTED BY A VOTE OF TWO-THIRDS OF THE BOARD OF DIRECTORS OF THE SUMMER LEA COMMUNITY ASSOCIATION THIS 3rd DAY OF APRIL, 2025.

ATTEST:

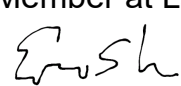
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