

RESOLUTION OF
WESTRIDGE FARMS HOMEOWNERS ASSOCIATION, INC. REGARDING POLICY AND
PROCEDURES FOR SOLAR PANEL INSTALLATION

SUBJECT: Adoption of a policy and procedure regarding the review and approval of Solar Panels.

PURPOSE: To provide notice of the Association's adoption of a uniform and systematic procedure to collect assessments and other charges of the Association.

AUTHORITY: The Declaration, Bylaws and Articles of Incorporation of the Association and Colorado Law.

EFFECTIVE

DATE: 4/18/14

RESOLUTION: The Association hereby adopts the following policy:

1. Panels are to be installed on primary (top) roof, and must be parallel to the roof.
2. No panels are to be below or in front of second story windows.
3. Architectural Review Committee (ARC) Approval – As with any change or improvement to the dwelling exterior or lot, written permission must be obtained in advance following the ARC process. Failure to do so will subject the homeowner to fines, and homeowner will be required to change or remove any non-HOA compliant work performed – or to restore the lot or dwelling to its original condition at the owners expense., which may include any legal costs incurred by the Association. The review process can take up to longer than thirty (30) days. Please allow for adequate time for the ARC review approval into your project planning.
4. All applications must include the following:
 - a. A three-dimensional rendering of the house showing exact placement of all individual panels to scale;
 - b. Design plans provided by the solar device dealer, including an image of the solar device(s) to be installed;

- c. A signed copy of this Guideline and Requirements document must be included with your request for approval.

Placement Requirements

1. Solar panels must be mounted parallel to the surface of the primary roof, defined as the main front and/or back roof surface, usually the highest and largest roof surface of the house joined at the main and highest ridge line.
 - a. Photovoltaic panels shall be mounted to that the top of the panel is less than 8 inches above the surface of the roof.
 - b. Solar thermal panels shall be mounted so that the top of the panel is less than 4 inches above the surface of the roof.
 - c. Panels should not be mounted below, nor forward of, second story windows that protrude from the primary roof; nor below, nor forward of, an imaginary lined extended directly to either side of such windows. (exceptions will be considered in the case of attic formers that protrude from the primary roof but are a story above the second story windows.
 - d. Homeowners are required to follow – to the extent possible and unless substantiated by significant cost or energy savings – the least obtrusive and least architecturally disturbing method of placement and installation of solar panels, with the least impact on nearby neighbors and views from the street.
2. If mounting the panels parallel to the primary roof can be shown to be not viable, or if additional placement is desired, the following alternatives may be available provided that a significant basis for the exception can be demonstrated:
 - a. The solar panels may be mounted on and parallel to a non-primary roof with the following guidelines:
 1. Panels should not interrupt the architectural “face” of the house, for example panels should not be mounted on any roof surface that extends from the paneled (or brick, or stucco) surface of the front of the house, and/or that is positioned below any front windows.
 2. The same rules regarding placement beneath or forward of second story windows as stated in 1c shall apply.
 - b. The solar panels may be mounted on the roof, with the panels not parallel to the roof surface (primary roof only). The roof must be altered to enclose the panels and apparatus. Of all of the installation methods, this one is the most highly discouraged.
 - c. The solar panels may be mounted on a side or back house wall. The panels must be integrated into the structure using similar materials so that the panels appear to be a

natural extension of the structure, and the panel area should be kept to a minimum. This method is intended for the mounting of only one or two panels for specialized uses – installations for the purpose of substantial energy generation for the dwelling or for return to the grid should be limited to the primary roof.

- d. The solar panels may be mounted on the ground in the rear setback between the dwelling and the rear property line. The panels must use similar materials so that the panels appear to blend with the dwelling. All HOA and Town of Windsor setback requirements must be followed.
3. To the extent possible, roof installations of solar panels and equipment must be color specific to match the roof material.
4. To the extent possible, all roof installations shall not detract from the appearance of the property and must be reasonably harmonious to the neighboring properties.
 - a. To the extent possible, conduit pipes, or wiring associated with the solar installation shall be hidden from view (by running under the solar panels or inside the envelope of the house). Visible conduit or pipes must be painted to match the house material on which they are mounted.
 - b. Apparatus mounted on the exterior of the house (dc-ac inverter, electrical switches, etc.) shall be placed as inconspicuously as possible without compromising the energy efficiency or safe operation of the system, and shall also be painted to match the home.
5. Final installation is subject to review by the ACC and/or the Board. In reviewing any requested installation that includes mounting other than parallel to the primary roof in accordance with item #1 above, the Association will consider significant cost and/or efficiency differences, as well as line-of-sight, distance, and reflectivity issues affecting nearby neighbors.
6. Approval from the ACC does not constitute approval from any other regulatory bodies, and therefore all applicable building, utility, and other relevant codes, rules, regulations, statutes, etc. should be consulted and complied with prior to beginning work. Approval from any other regulatory body does not constitute approval from the ACC or the HOA.
7. A signed copy of this document must be included with the ACC Request.
8. Evidence of Action: The committee's approval of disapproval as required in the applicable covenants shall be in writing, as indicated by the signatures of a majority of

the Committee or its designated representatives. The Committee shall be conclusive evidence of compliance with these covenants provided that the improvements are constructed in substantial compliance with the plans approved.

By my signature below, I signify that I have read these Solar Panel Guidelines and Requirements. My signature shall in no way lessen or otherwise affect my rights to appeal any decision of the HOA under the Association's Master Declaration and/or Bylaws, nor lessen or otherwise impact my rights under Federal or State laws.

The undersigned, being the President of the Westridge Farms Owners Association, a Colorado nonprofit corporation, certifies that the foregoing Resolution was adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors on this 8 day of APRIL, 2018, in witness thereof, the undersigned has subscribed his/her name.

Westridge Farms Owners Association, a Colorado nonprofit corporation

By: 

Vice President

Attest:



Secretary