

DESIGN DEVELOPMENT REVIEW COMMITTEE

Guidelines for Solar Energy System Installations

Adopted April 22, 2016

The Harbison Community Association's (HCA) Design Development Review Committee (DDRC) is in full support of the utilization of the latest technology in Solar Energy Systems (SES), and recognizes the importance of ensuring that such installations are reasonably controlled as to appearance, location of installation and protecting property values.

Because such installation would be a modification to an existing structure, the DDRC's approval is required. (REF: HCA Covenants - Article VIII, Section 8.07) Homeowners with property subject to any "sub-homeowner association (HOA)" must provide evidence that this installation has been reviewed and approved prior to the Homeowner submitting an application to the DDRC for its written approval prior to proceeding. Such construction and installation must be in compliance with the following guidelines:

1. The Solar Energy System (SES) shall be installed and secured in a manner that complies with all applicable town, city, county, state and federal laws and regulations along with any public utility requirements. The design and installation of SES must comply with all applicable building codes and permit requirements.
2. Neither the DDRC nor the HCA Board of Directors is liable to the property owners for roof damage or for affecting roof warranties. The HCA and its DDRC have no expertise or special knowledge regarding such systems and therefore the DDRC's approval for installation of any such device or system is not a representation that the system chosen by a property owner meets expectations, including efficiency, safety, maintenance, etc. Therefore, the property owner assumes and bears all risks regarding installation and use of such a system.
3. For any dwelling unit attached to another, the homeowner requesting to install the SES must receive the written permission of all homeowners attached to the requesting homeowner's unit (at the time of installation) as well as any other homeowner with whom the requesting homeowner shares a common roof (at the time of installation).
4. Property owners shall be solely responsible for the solar panels maintenance, repair, improvement and replacement. The property owners will prevent any unsightly and unkempt condition by properly maintaining a clean appearance of the solar panel and its structure, i.e. no accumulation of debris or animal infestation under the panels, immediate replacement of damaged panels and/or damaged or rusty frames. The property owners will ensure that all surfaces of these devices or equipment, whether painted or colored materials, are properly and timely maintained to prevent peeling and cracking of paint or loss of coloration or other deterioration to the point where the equipment becomes unsightly and/or incompatible with the aesthetic standards of the community.

5. The design and installation of the SES should be compatible with the architectural style and aesthetics regarding arrangement, location, size and color. SES design and installation considerations should minimize, to the greatest extent possible, visibility of such systems from the street.
6. Photovoltaic (PV) panels shall have a non-reflective surface, and must be of the highest quality.
7. PV panels shall have the minimum possible parallel clearance from the roof plane, in no event shall such clearance exceed 8 inches, as measured from the roof surface to the top surface of the PV panels.
8. All efforts should be made to have PV panel surface areas match the color of the roof shingles, or be black or dark grey in color. PV panel frames must match the color of the PV panel surface area color. PV panels must be of a contiguous color with no metallic details or connections apparent on or in the panels.
9. An array's (grouping of PV panels) position on any roof plane shall allow for, at minimum, a clearance of 12" from all edges of that roof plane, i.e. ridge line, eave line, gable-end line. The array shall be made parallel to the main roof line(s).
10. PV panels shall be arrayed on the roof in a manner where they present a simple shape (rectangle, square), a balanced look and symmetry where appropriate. In roof area(s) with valleys or "hip" roof-lines, minor "staggering" or "off-setting" of PV panels may occur.
11. All associated cables, connectors, conduits, junction boxes, etc. shall be painted to match the surface on which they are placed. Any required inverters and additional utility meters/equipment shall be concealed from view from the property's frontage.
12. Manufacturer and equipment information, warnings or indication of ownership is allowed on the equipment of the SES, provided these comply with the existing sign regulations of the Harbison Covenants. (REF: Harbison Covenants - Article XI, Section 11.05)
13. Any tree removal requested to permit increased solar exposure to the PV panels must adhere to the Harbison Covenants tree removal provisions. (REF: Article XI, Section 11.03) The property owner will not request that neighboring properties be compelled to accommodate for solar panel efficiency (i.e. trimming or removal of trees). No topping or removal of trees on HCA common areas and/or greenways shall be allowed.

These guidelines are supplementary and are in addition to any and all other Covenants, conditions, restrictions, rules, and guidelines in effect for the Harbison Community Association.