

ARCHITECTURAL DESIGN GUIDELINES

ADDENDUM 3

Solar Panels and Skylights

On August 27, 2012 the Board of Directors unanimously voted to change Architectural Design Guideline Section 2.35.

Old Language:

2.35 SOLAR PANELS and SKYLIGHTS: Solar panels are prohibited. Skylights are subject to MC approval.

New Language:

2.35 SOLAR PANELS and SKYLIGHTS: All solar panel or skylights installations require approval of the Modification Committee prior to the commencement of any work.

2.35.1 SOLAR PANELS: Owners may apply to have solar panels installed for the purposes of electrical generation and/or water heating and/or living space heating and cooling. Applications for solar panel installations must include detailed lot drawings or pictures with location of panels, product literature, and descriptions of all associated components. All solar panel installations must maintain the following guidelines:

- Solar panels must be mounted on the roof of the home. Mounting of solar panels on roof surfaces **facing** the street or public areas is prohibited. Solar panels must be obscured from view to the greatest extent practicable.
- Solar panels must be mounted parallel to the roof surface. The solar panels may not extend higher than or beyond the roofline. Tilting racks are prohibited.
- If the solar panels or parts associated with them are available in colors, they must be as close to the color of the existing roof as possible.
- To the extent possible, conduit, pipe, or wiring associated with the installation shall be hidden from view (under the solar panels and inside the envelope of the house). If conduit, pipe, or wiring must be exposed outside of the house, it must be concealed by either chase that matches the existing soffit or fascia or any other method that would blend with the aesthetics of the home.
- All control equipment must be located within the building structure or near the service meter.
- Owners assume responsibility for obtaining proper permits and compliance with all applicable fire, safety, and building codes.

2.35.2 SKYLIGHTS: Skylights are subject to MC approval.

THIS DOCUMENT MAY BE AMENDED PERIODICALLY BY A MAJORITY VOTE OF STEPHENS GROVE BOARD OF DIRECTORS.

Stephens Grove Board Member

Title

Date

Stephens Grove Board Member

Title

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Title

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Original Signatures on File