Association Guideline-Solar Panels

The purpose of this document is to state the Village Park HOA's rules, requirements, and approval process concerning the installation of solar panels and/or collectors within our managed community. These rules and requirements are meant to be consistent with the North Carolina Solar Access Law, known as SB670, while maintaining architectural harmony within our community.

1. All plans for solar panels must be preapproved by the Architectural Review Committee (ARC) prior to installation.
2. The preferred location of solar panels is either a rear facing roof mounted array or a ground mounted array behind the rear of the house.
3. Flush mounted panels (i.e., the plane of the array is parallel to the roof) on a roof not facing the street will be considered – if such a placement allows for maximum sun exposure. If panels are installed on the rear roof, the array may be tilted or raised if a variance is granted.
4. The highest point of a rooftop solar panel array must be lower than the ridge of the roof where it is attached.
5. All components of the solar system should be integrated into the design of the home. The color of the solar system components should generally conform to the color of the roof shingles to the extent practical. Solar "shingles" that mimic the look of a composite shingle are acceptable but should match the color of the current roof shingles as much as is practical.
6. Rooftop solar panels must be low-profile with no visible grid or framework.
7. Piping and electrical connections must be located directly under and/or within the perimeter of the panels and/or placed as inconspicuously as possible when viewed from all angles.
8. All painted surfaces must be kept in good repair.

The Village Park ARC will review the proposed design, installation, and placement of solar panels. Our solar panel application process includes the following:

1. A diagram "drawn to scale" by the licensed contractor installing the system showing where the system will be installed.
2. Photos of the roof area where the array will be mounted.
3. Material to be used and/or manufacturer's description of the system, photos and/or pictures of
   the system and color of the system.
4. Where possible, provide photos of similar existing systems as examples.

After review of the solar panel materials submitted, the ARC will respond in writing with an approval, an approval with modifications, or a disapproval. The applicant can appeal against the decision in writing and may request a meeting with the ARC for further discussion. A variance from these guidelines will be considered on a case-by-case basis.

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