

**RESOLUTION OF
THE SHORES HOMEOWNERS ASSOCIATION I, INC.
REGARDING
GUIDELINES, RULES AND REGULATIONS FOR INSTALLATION OF SOLAR ENERGY DEVICES**

SUBJECT: Adoption of policies, guidelines, rules and regulations for construction, installation and maintenance of solar energy devices.

PURPOSE: To provide notice of the Association's adoption of policies, guidelines, rules and regulations regarding installation and maintenance of solar energy devices.

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

EFFECTIVE DATE: April 9, 2019.

RESOLUTION: The Association hereby gives notice of its adoption of the following Resolution.

1. Purpose. The Association recognizes the economic and environmental benefits of its homeowners using alternative sources of energy such as solar power. At the same time, the Architectural Compliance Committee ("ACC") must also protect and enhance the value of property in the community. These guidelines are intended to help homeowners design, build and install solar energy devices consistent with the intent of the Declaration and objectives of the Association and the ACC.
2. Approval Required. Installation of any solar energy device(s) on any lot, residence or other structure must be approved by the ACC prior to commencement of any construction or installation. Homeowners may feel it is desirable to discuss installation of solar energy devices with neighbors and submit the neighbor's comments regarding the same to the ACC. The owner's application for approval must include:
 - A. A description and drawings of the proposed location of any installation(s);
 - B. Engineering plans, drawings and specifications of proposed solar energy device(s) as reasonably necessary to evaluate the addition or improvement, showing, at a minimum, all finished dimensions and elevations (front, back and sides) with materials and colors indicated or supplied;
 - C. Photos of the current structure and proximity of the proposed installation to the surrounding lots and residences;
 - D. A statement that the solar energy devices are not expected by the owner to cause a nuisance to other residents due to glare, noise or other problems once installed and in operation; and
 - E. A statement that all building code and permit requirements have been met and will be adhered to in the installation and operation of the solar energy device(s).
3. Evaluation Criteria. Evaluation criteria for solar energy devices includes, but is not limited to:
 - A. Materials and installation methods must be completed in accordance with the manufacturer's recommended procedures;
 - B. Aesthetic integration of the system into the existing structure and landscape of the community; and

- C. To the extent possible and feasible, owners will avoid installation of solar energy devices on the front, or public-facing view of the property.

4. Building Code Compliance. The construction and installation of solar energy devices is subject to the general provisions of the Declaration, this Policy and all requirements of governmental approval authority. *Solar energy devices must be firmly secured to the roof in accordance with local building codes.*

5. Construction and Installation.

- A. Solar energy devices must be installed by a licensed and insured contractor who specializes in solar installation.
- B. Solar panels must be installed utilizing industry standard mounting techniques. No method of construction is allowed that may impair, limit or otherwise cause to be void the existing warranty of any roof maintained by the Association. Should installation void any existing warranty, owners will then be responsible for what would otherwise be covered by warranty or insurance.
- C. Installation should include "pest abatement" installed by a professional installation company in order to prevent habitation by pigeons, squirrels or other small birds/animals around the structure.
- D. Non-reflective components are to be used wherever possible.
- E. Utilization of low-profile solar panels is recommended. Panels must be securely anchored to roofs, and pitched differently from the angle of the roof only to the extent necessary for solar efficiency.
- F. Pitch and elevation should be adjusted to reduce visibility from any public right-of-way in the community if feasible.
- G. Solar energy devices should not be larger than that which would be typically required to provide service to the residence or the lot.
- H. Installation of panels must be reversible, such that the devices(s) may be removed without damage to the roof.
- I. Appropriate flashing must be installed for components of the system that penetrate any portion of the roof or exterior structure of the residence, to prevent leaks and water damage.
- J. Where feasible, solar panels should be positioned behind existing architectural features such as parapets, dormers, and chimneys to limit their visibility.

6. Integration with Existing Design.

- A. Solar energy devices must be integrated into the design of the home and/or landscape and should not appear as an add-on unrelated to the overall design.
- B. Conduit, panels and solar equipment should be constructed of materials and painted, if possible, with colors compatible to established roof materials and the residence.
- C. No exterior wiring or ground mounted systems should be visible from the street. Mechanical equipment associated with the system should be treated to be as unobtrusive as possible.

7. Access to Sunlight. Residents may not remove, modify or alter any existing structure, tree, vegetation or other improvement for the purposes of providing access to sunlight or to eliminate obstructions to light.
8. Maintenance. Owners are responsible for all costs and expenses to repair and maintain any solar energy devices installed. Owners are also responsible for the costs of removing all or any portion of the system to the extent necessary to allow the Association to carry out the Association's maintenance obligations, including maintenance of portions of the lot that are the Association's maintenance responsibility (e.g., roofs). If roof leaks result from penetrations of the roof by the solar system, the owner will be responsible for any cost incurred by the Association to repair such leaks.
9. Nuisance. Solar energy devices must not create a nuisance. Solar power nuisance conditions and/or bases of denial may include, but are not limited to: framing materials; standalone structures not compatible in shape, materials and color with the residence or other structures on the property or surrounding area; and glare from solar collectors.
10. Recorded Agreement. Any owner requesting approval for installation of a solar energy device will be required to complete and execute a Maintenance and Indemnity Agreement prior to beginning construction or installation. This Agreement may be recorded with the Arapahoe County Clerk and Recorder. The filing of the Agreement will be handled by the Association's legal counsel. All costs associated with the filing of the Agreement will be the responsibility of the Owner, to be paid in advance.

**PRESIDENT'S
CERTIFICATION:**

The undersigned, being the President of The Shores Homeowners Association I, Inc., a Colorado nonprofit corporation, certifies that the following Policy was adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors on April 9, 2019 and in witness thereof, the undersigned has subscribed his/her name.

THE SHORES HOMEOWNERS ASSOCIATION I, INC.
a Colorado nonprofit corporation

By: Sandra Floyd
President