

SOLAR PANEL POLICY

Pursuant to ORC 5312.16 (B), the Crystal Creek Homeowners' Association has the authority to make this "Policy" regarding the size, place, and manner of placement of any solar energy collection device ("Device") upon any single-family dwelling located within the Association. Recognizing the likely growing interest by owners in installing Solar Panels and/or Solar Shingles (or similar solar energy collection devices that may exist now or in the future) to their dwelling, the Board has officially adopted the below policy regarding the permitted addition of Devices.

This Solar Panel Policy has been developed to enhance the visual effect and economic values of the individual properties and the surrounding community. All Owners and residents are required to comply with this Policy.

All Lots, Owners, residents and guests are subject to this Policy as well as all applicable building and zoning and other government codes and ordinances.

Solar Panels: The installation of any solar panel on or appurtenant to any Lot must be performed in conformity with the following standards:

- a) The installation of solar panels constitutes an Improvement, and accordingly, plans showing the nature, shape, color, size, materials and location of the solar panels **MUST BE SUBMITTED AND APPROVED IN WRITING BY THE DESIGN REVIEW BOARD PRIOR** to any installation or work being commenced.
- b) Solar panels may only be installed on the roof of a dwelling.
- c) Solar panels shall only be installed on the portion (elevation) of the roof facing away from the street. The installation must be as inconspicuous as possible so as to blend with the existing roof elevation and not be visible from the street. The use of low profile mounting brackets is required and must be no further than twelve (12) inches above the roof.
- d) The Owner must obtain all applicable permits prior to the start of any installation or work.
- e) Solar panels must be installed in accordance with plans submitted to the Board for approval, and all applicable codes and ordinances, or must be removed.
- f) Solar panels must be installed with good workmanship and materials or be subject to removal.
- g) Solar panels must be properly maintained, repaired, and replaced by the Owner as reasonably necessary, in the determination of the Board.
- h) The exterior electrical or other such utility lines necessary for proper use of the solar panels must be contained in conduit painted in the color scheme of the dwelling materials adjacent to the conduit.
- i) Solar panels may be removed if they become a nuisance for any reason including, but not limited to, disrepair, glare affecting others, improper installation, the use of materials that are nonconforming to the community standard or creating a safety hazard.

- j) Solar panels may not be leased, an Owner may finance to purchase the solar panels but under no circumstances may the solar panels be installed, and the Owner is acting as a lessee of the solar panels. The Design Review Board reserves the right to request a copy of the purchase agreement and/or financing agreement to ensure compliance with this provision.
- k) The placement of a battery storage system, if required, must be included in the improvement application submittal, and approval is at the discretion of the Design Review Board.
- l) All provisions of this Policy shall apply to all Owners, including Owners that have installed solar panels prior to the effective date of this Policy, except that the Design Review Board, at its sole discretion, shall have the authority to grant exemptions to this Policy to Owners that have installed solar panels prior to the effective date of this Policy. Under no circumstance may any exemption granted by the Design Review Board serve as a defense or mitigating factor for *any* Owner's subsequent violation of this Policy or request for exemption.
- m) The standards enumerated herein may be changed by the Design Review Board and become effective upon publication to the Members of the Association in the form of an amended Policy.

This policy was adopted by the Board on 3/22/23.