



Policy ARB-05

SOLAR ENERGY PANELS POLICY

1.0 REFERENCE(S)

CC&R, Article III, Section 3.03.07(b); Article IV, Sections 4.03, 4.04, 4.06.03, 4.08 and 4.09; Article XIV, Section 14.02; RCW 64.38.055.

2.0 PURPOSE

Based on the ARB's mandate (CC&R's Article IV, Section 4.03) to preserve the architectural and aesthetic appearance of the Development, any proposed alterations or additions to a resident's property must be compatible with the architectural characteristics of the owner's home, adjoining houses and the neighborhood setting.

3.0 POLICY

31 All solar energy panels shall be approved by the ARB and meet all government regulations.

32 Roof Mounted Solar Energy Panels

3.2.1 Roof mounted solar energy panels shall not be visible above the roof's ridge line.

3.2.2 Solar energy panels mounted to a street facing roof must conform to the slope of the roof and the top edge of the solar panel must be parallel to the roof ridge line.

3.2.3 A roof mounted solar energy panel frame, a support bracket, or any visible piping or wiring will be painted to coordinate with the roofing material.

33 Ground Mounted Solar Energy Panels

3.3.1 Ground mounted solar energy panels should be located in the back yard.

3.3.2 Ground mounted solar energy panels must not be in the side yard or rear yard setbacks.

3.3.3 Ground mounted solar energy panels should be screened from street view, neighbors and golf course view.

3.3.4 The material and colors of ground mounted solar energy panels should blend with the natural surroundings.

4.0 RESPONSIBILITY FOR POLICY

The Board or its delegate is responsible for enforcing, maintaining and keeping this policy current and to obtain Board approval of changes, as necessary.

5.0 EFFECTIVE DATE AND RECORD OF AMENDMENTS

09/21/2017, Original Solar Energy Panels Policy, Board Motion 2017-048, effective 12/1/2017. Updated revision date.

08/19/19, Amended Policy by Board Motion 2019-039, Revised Roof line language, Effective September 16, 2019.