

Solar Panel Installation Rules and Guidelines

Symphony Village at Centreville Homeowners Association, Inc.

Appendix H

I. Definitions

- A. Solar Panel - means a solar collecting system and all related components, including but not limited to wiring, fasteners, mounts, conduits, timers, switches, relays, controllers, meters, batteries, inverters, monitoring equipment, cells, modules, panels and arrays, which system is used to absorb solar radiation to a transfer medium, which, in turn, supplies electrical energy to the dwelling.
- B. Owner - any lot owner in the Association as defined by the governing documents.

II. Installation Rules

A. Location

1. Solar Panel shall be installed solely on individually owned property, or property under the exclusive control of the Owner as designated on the recorded Declaration, deed and/or plat.

2. Solar cells, modules, panels and arrays shall be placed on the back/rear side of the roof and parallel to the roofline, and/or in a position so as not to be visible from the street. In the event that reasonably acceptable levels of the sun's rays will not reach the cells, modules, panels and arrays, then the Board or its designated committee will consider non-conforming locations on the roof if sufficient reliable documentation is provided in support of the reason for the non-conforming location.

B. Installation

1. Solar panels/arrays shall be constructed with metal trim or other materials preapproved by the Association. Solar panels/arrays and trim mounted on the roof must match the background color of the roof shingles. Should matching not be possible, application for the closest match possible will be considered.

2. Any and all parts of the Solar Panel must match as near as possible the color of the background onto which it is attached, and/or be screened from view.

3. Batteries, inverters, timers, etc. must be mounted inside the garage unless good cause why this is not feasible is shown by the Owner. Landscape screening may be required by the Association.

4. Any and all conduits, including, but not limited to wires, piping, etc. must be properly secured and hidden from view to the extent possible. Such conduits shall be installed neatly along the roofline and at the corners of the dwelling structure.

5. All installations shall be completed so that they do not damage any other Lot or Common Areas.

6. Owners are responsible for all costs associated with the Solar Panel, including but not limited to costs to:

- a. Place (or replace), repair, maintain, and move or remove Solar Panel;
- b. Repair damages to the Common Areas, other Lots, and any other property damaged by Solar Panel installation, maintenance or use;
- c. Pay medical expenses incurred by persons injured by Solar Panel maintenance, or use or as a result of installation of the Solar Panel;
- d. Reimburse Owners, residents or the Association for damages by the Solar Panel installation, maintenance, or use.

7. Solar Panel must be secured so as not to jeopardize the soundness, or safety of the dwelling to which they are attached, and any other Owner's property, or the safety of any person at or near the Solar Panel, including damage from windblown Solar panels.

C. Maintenance

1. Owner shall not permit the Solar Panel to fall into disrepair or become a safety hazard.

2. Owner shall be solely responsible for Solar Panel maintenance, repair, improvement and replacement.

D. Safety

1. Solar Panel shall be installed and secured in a manner that complies with all applicable municipal, county, state and federal laws and regulations, and manufacturer's instructions. The Owner shall provide the Association with a copy of any applicable governmental permits if so requested by the Covenants Committee.

2. Prior to installation, Owner shall provide a copy of the engineering/design/installation documents which provide a complete diagram of the entire Solar Panel installation on his or her property.

3. All installations must comply with all applicable codes.

III. Number of Solar Cells, Modules, Panels and Arrays

No more than the prescribed and engineered numbers of cells, modules, panels and arrays needed for efficient use at the individual property on which the Solar Panel is located are permitted.

IV. Application Process

Any Owner desiring to install a Solar Panel must complete a Solar Panel installation form and submit it as outlined in Appendix H provided in the Association's documents. An Owner shall obtain written approval from the Covenants Committee before beginning any installation work.

V. Enforcement

A. Attorneys' Fees

If these rules are violated, the Association may enforce these rules as provided in its recorded covenants. To the extent permitted by law and the governing documents, the Association shall be entitled to actual attorney's fees, costs, and expenses incurred in the enforcement of this policy.

B. Safety

Any Solar Panel installation that poses a serious, immediate safety hazard to the residents and property of the Association, in the sole discretion of the Board of Directors of the Association, may result in immediate filing of a Complaint in the Circuit Court for injunctive relief to seek permanent removal of the Solar Panel.

VI. Severability

If any provision is deemed invalid by a Maryland Court, the remainder of these rules shall remain in full force and effect.

Application for Solar Panel Installation

Symphony Village at Centreville Homeowners Association, Inc.

DATE OF REQUEST: _____

Lot Owner(s): _____

Community Address: _____
Centreville, Maryland
Mailing Address (if different) _____

Telephone (Day): _____ Telephone (Evening): _____

Type of Solar Panel : _____
(You MUST attach detailed proposed installation drawings and specifications prepared by the proposed installers, showing size, exact location, materials, color, etc. of all parts of the system)

Company Performing Installation: _____

Identify Panel/Array Installation Location on Roof and location of Exchange boxes

(Provide copy of engineering drawings provided by installer)

Date Installation To Be Performed: _____

By Whom: _____

Is the installation intended to comply with all Association guidelines (which include manufacturer's guidelines and applicable building codes)? Yes No

If no, please explain in detail why not: _____

I/we hereby agree to comply with all of the Association's rules for installing, maintaining, and using the Solar Panel. I/we assume liability for any damage to Association's property, and other Owner's property that may occur due to Solar Panel installation, maintenance, and use.

I hereby certify that the information I have provided is accurate to the best of my knowledge. I further certify that, once approved, I shall construct the proposed improvement according to the approved plans, schedule, and specifications. Permission is hereby granted to members of the Symphony Village at Centreville Homeowners Association Covenants Committee, and its representatives, to enter on my property as necessary to review the proposed project.

Owner Signature: _____ Date: _____
Mailing Address: _____
(If Different from Property Address)

Signatures of affected neighbors (those adjacent to your Lot) are required for notification purposes only, however, without signatures the application may be delayed for review.

_____ <i>Printed Name</i>	_____ <i>Signature</i>	_____ <i>Lot #</i>
_____ <i>Printed Name</i>	_____ <i>Signature</i>	_____ <i>Lot #</i>
_____ <i>Printed Name</i>	_____ <i>Signature</i>	_____ <i>Lot #</i>
_____ <i>Printed Name</i>	_____ <i>Signature</i>	_____ <i>Lot #</i>

Symphony Village at Centreville Homeowners Association, Inc.

Covenants Committee

Response to Solar Panel Application

Date Action Taken: _____

Application Approved: Application Disapproved: Additional Information Requested:

Comments:

Stipulations and Conditions:

1. All exterior modifications must meet the requirements of the Queen Anne's County Zoning/Building codes.
2. All exterior modifications must meet the requirements of the Symphony Village at Centreville Homeowners Association Design and Maintenance Standards.
3. The proposed improvement must be constructed according to the approved plans, schedule (*commenced within 3 months and completed within 9 months of the approval*), and specifications.

Signature of Covenants committee Member

Date

Printed Name of Covenants committee Member