

Rolling Ridge Farm Homeowners Association

Solar Power Systems Policy Elements v 1.0  
Adopted January 20, 2014

Based on the Rolling Ridge Farm Homeowners Association (RRFHOA) Covenants, the Rolling Ridge Farm Homeowners Association has established the following policy elements regarding the installation of residential solar power systems by members of its Association:

1. Per RRFHOA Covenants Article III Section II (<http://www.rollingridgefarm.org/forms/Covenants%20rest0atement%20v.5.pdf>), all solar power system projects must be approved in writing by the Board, or the Architectural Control Committee, prior to commencing any construction activities on the exterior of the residence or associated property. It is highly recommended that Association approval be obtained prior to seeking necessary building permits (the Town may not issue permits without evidence of Association approval).
2. The Association prohibits any form of surface (ground, lawn, or walls of the residence) mounted solar power systems. The Association will only permit solar panels to be installed on rear-facing roof space of the residential dwelling. Solar panels shall be placed and arranged such that reflected solar radiation or glare shall not be directed onto adjacent buildings, properties, or roadways.
3. The Association requires that roof-mounted panel designs conform to existing roofline geometry (i.e., lay flat and follow the existing slope of the roofline); designs which do not have the solar panels retaining the same angle as the existing roofline are prohibited. The panel distances above the existing roof surfaces are to be minimized, as practically possible. Any exposed electrical conduit must be colored (e.g., powder coated) to be color-matched to the roof or other background (wall, fascia). Solar panels installed on a building or structure with a sloped roof surface shall not project above the peak of the roof to which it is attached.
4. Solar Power System applications for approval must include photos, simulated renderings, or drawings showing the specific proposed panel layouts and the location of any inverter hardware, or other system infrastructure, which is located on the exterior of the residence. The application must also identify the photovoltaic panel manufacturer and model number (specification sheet would be ideal). Prior to approval, the Association may notify all abutting properties of the proposed project and allow for comment.