

Solar Panels

The following requirements and guidelines are applicable for solar panel application approval and installation in Demo HOA. This policy is effective January 1, 2016

Solar Panels:

The Demo HOA encourages the use of energy devices that are based on renewable resources. It is imperative that use of these devices is in balance with community aesthetics and safety. Therefore, HOA approval is required for all solar devices, and the Architectural Review Board (ARB) will review all requests. The following General Installation Provisions, Design Guidelines, and Application Requirements (“Guidelines”) shall apply to the property owners’ solar devices. These Guidelines are a supplement to the architectural requirements set forth in the Demo CC&Rs and will apply to all new construction, additions, and remodels affecting roof designs and roofing material. Interpretation, variances, and implementation of the CC&R and Guidelines are at the sole determination of the Demo at Demo, Inc. Association and its Architectural Review Board (ARB).

Definition: Demo

A solar energy system is defined as any solar collector or other solar energy device or any structural design feature of a building whose primary purpose is to provide for the collection, storage, and distribution of solar energy for space heating, space cooling, electric generation, or water heating.

Based on this definition, the following common solar energy systems would be considered solar energy systems:

- Photovoltaics (solar electric)
- Solar water heating for use within a home or building
- Solar water heating for space heating
- Solar pool heating

General Provisions Governing Installation of Solar Energy System:

1. While the ARB is not responsible for verification of such equipment's compliance with any and all applicable governing regulations, requirements, and standards, the ARB will require that all owners of property submit for ARB's review only those systems that meet and satisfy any and all applicable governing regulations, requirements and standards. Whether specifically stated in the ARB's written approval or not, all approvals are based on the condition that the system complies with all such governmental regulations, requirements, and standards.
2. ARB shall review the application for approval of the installation or use of a solar energy system in the same manner as an application for approval of an architectural modification to the property.

3. ARB shall have the right to disapprove an application for a proposed solar energy system based on aesthetics pertaining, but not limited to, profile, size, mass, color, texture, material, and other aesthetic criteria considered by the ARB pursuant to the CC&R's and the Guidelines referenced herein.
4. ARB shall review an application for a proposed solar energy system based on all CC&R requirements pertaining to the built structures on each property, specifically as it relates to setbacks and heights. The ARB may require alteration or substitution of the solar energy system based on CC&R requirements as well as any other state or federal regulations.
5. The homeowner of the approved and installed solar energy system shall properly maintain such solar energy system to ensure that it does not dilapidate or create visual and/or aesthetic nuisance as determined by the ARB. Should the installed solar energy system not be properly maintained resulting in a visual and/or aesthetic nuisance, the ARB reserves the right to enforce any of its rights under the CC&Rs to insure homeowner compliance that may include, but not be limited to, fines and/or demand for system removal.
6. Should the installed solar energy system be no longer functioning, in use, or in violation of any governmental regulation or requirement, the ARB may require owner to maintain the solar energy system in a good and aesthetically pleasing condition pursuant to the CC&R's, as well as these Guidelines, and which may include the removal of said solar energy system if warranted and said removal shall include restoring the area of the removed system to its original state of compliance with the CC&R as determined by the ARB.
7. Should a homeowner allow a solar energy system unapproved by the ARB to be installed or not as approved, ARB shall impose remedy or removal of such solar energy system at the homeowner's expense and the homeowner shall reimburse the HOA for any and all expenses, including legal expenses and/or violation fines, required to enforce this guideline.
8. In case an applicant challenges the ARB's decision based on specific regulations, the applicant shall have the responsibility to submit to ARB written copies of such regulatory requirements for the ARB's review and acceptance prior to the commencement of installation.

Design Guidelines:

1. Location: A roof-mounted solar device shall be installed so as to minimize its exposure when viewed from the front of the residence. The preferred location of the device shall be on the back roof of the residence and below the peak of the roof. In no case will an installation on the front of the home or a pole-mounted device be considered.
2. Any and all roof mounted fixtures, features, equipment, and solar energy systems defined above not located on the roof shall be maintained in accordance with the setbacks as required for the subject property and concealed from the neighboring view subject to review and approval by the ARB. Where appropriate or possible, a fence or wall of sufficient height may be used to aid in screening the solar energy system from view upon determination by the ARB.
3. Any and all roof mounted fixtures, features, equipment and systems defined above located on a roof shall be within the wall line of the structure. However, the ARB may require additional distance between solar energy system and roof edge if the roof overhang is minimal. All solar devices shall be low profile, non-rack mounted panels, consistently following the roofline, secured so that they do not jeopardize the safety of residents or cause damage to adjacent properties, conform to local wind load requirements, and must comply with all applicable building codes and other governmental regulations.
4. All roof mounted solar energy systems and related construction shall be an integral part of the roof and have the appearance that they are "roof windows" serving the structure and should maintain the aesthetic nature of the existing structure. Solar energy systems shall be mounted flush with the roofing material and in the same plane of the roof on which the solar energy system is mounted. In keeping with community aesthetics, the color of the device and exposed pipes, panels, and other apparatus must be approved by the ARB. The device framing system will be dark in color, i.e. bronze. No white or aluminum frames will be approved. The device panels will have a dark back sheet and anti-glare glass. Wiring must be installed through the roof and routed inside the house or routed to the soffit nearest the home's electrical meter panel. All panel connectors, plumbing, electrical, and utility lines for the solar energy system shall be concealed from view. Connections to the inverter from the soffit will be encased in PVC and be installed through exposed soffits, not around or following the contour of the soffit. Exposed conduit (PVC) will be painted to match the adjacent roof and siding color. In no case will wiring be exposed. Inverters and disconnects will be installed as close to the electrical meter panel as possible.
5. The ARB may ask for alternative combinations in smaller groupings when large areas of grouped solar panels or the solar energy systems are found not to be aesthetically satisfactory.

6. Panel material for solar energy systems should be dark in color and/or be consistent with the existing character of the structure. A cover plate or the glazing for solar energy systems should be either transparent or consistent with the character of the structure.
7. All roofing materials, including portions underneath and/or abutting solar energy systems, shall be of materials compliant with within the CC&R's and at the final determination and confirmation by the ARB.
8. ARB may require alteration or substitution of the solar energy system based on CC&R requirements as well as any other state and Federal regulations.

Application Requirements:

1. Sample of the proposed solar energy systems and manufacturer's product literature shall be submitted with the application to the satisfaction of the ARB.
2. Professionally drawn construction drawings shall be provided with the initial application. Drawings shall be to scale and should clearly show all elevations, assembly, the attachment to the roof structure, and proposed location on the lot or building. Details that apply to the specific installation (plumbing, panels, attachments, etc.) shall also be provided.
3. Calculations shall be provided with the initial application verifying the number and/or area of panels required for the proposed solar energy system.
4. Photographs shall be submitted showing the location of the proposed solar energy systems and their visibility from neighboring structures and street(s).
5. Prior to final approval, at the discretion of the ARB, nearby homeowners' input and approval may be required. The homeowners affected by the request shall be as determined by the ARB, and a written petition of approval or a formal project review meeting may be required. The plans and submittals for the solar energy systems will be made available for nearby affected homeowners' review, and the neighbor's signatures of concurrence may be required before final approval is given by the ARB.