

**Architectural Review Committee**  
**Evaluation Guideline**  
April 11, 2013

## Solar Panels

---

### General Considerations

Solar Panels shall be selected, located and installed so as to minimize their appearance on the house and visibility from neighboring properties and the street. The design, color configuration and location of the proposed solar panels must be compatible with the architecture of the house

No “Plan Review Application” is required for the replacement of existing approved solar panels of a similar size and appearance in the currently approved location.

### Guidelines

These guidelines were derived from the “Overview of Legislative Reform” and the “Sierra West CCR Policy Amendment dated 12/30/2011”, both of which are available in the Governing Documents section of the Sierra West website.

*POAs must permit owners to install solar panels with certain permissible limitations.*

- *The dedicatory instruments may still prevent an owner from installing a device that:*
  1. *As adjudicated by a court, threaten public health or safety or violate a law;*
  2. *Is located on property owned or maintained by the POA;*
  3. *Is located in common elements;*
  4. *Is located anywhere but on the owner’s roof (on home or other allowed structure) on the owner’s fenced yard or patio;*
  5. *If mounted on the roof:*
    - a. *Extends beyond the roofline,*
    - b. *Has an edge that is not parallel to the roofline,*
    - c. *Does not conform to the slope of the roof, or*
    - d. *Is located in an area other than as designated by the POA, unless the alternate location desired by the owner would increase the estimated annual energy production by more than 10%;*
  6. *has a frame, support bracket or visible piping or wiring that is not a silver, bronze, or black tone commonly available in the marketplace;*
  7. *is taller than the fence line;*

8. *is installed in a manner that voids material warranties;*
  9. *is installed without prior approval by the POA or its designated architectural committee; or*
  10. *if the device would “substantially interfere with the use and enjoyment of land by causing unreasonable discomfort or annoyance to persons of ordinary sensibilities.” Owners can overcome this argument, however, by getting all adjoining owners’ written approval*
- *There is an exception for the development period during which the declarant can prohibit or restrict the installation.*

## **Submission Requirements**

A “Plan Review Application” must be submitted which includes:

- A copy of the existing site plan showing the house and any accessory structures, significant vegetation, property lines and the location of the proposed solar panels and description of any visible auxiliary equipment.
- If mounted on the roof, detailed drawings showing how the panels would be mounted in relationship with the roofline and the slope of the roof.
- For ground mounted panels, your plans for screening the equipment.
- Photographs of all components including dimensions, colors, materials, etc.
- Written approval from adjoining owners may be required (see item 10 above).