

The board has approved the following guidelines to help homeowners that may wish to install solar panels or any other such devices to provide power for solar energy projects:

1. All plans must be preapproved by the Architectural Review Committee (ARC) PRIOR to installation.
2. All solar (hot water and photovoltaic) systems must be designed and installed by a professional, licensed contractor which is an Energy Trust Solar Trade Ally. The submittal to the ARC needs to be accompanied by a plan that is “to scale” from the licensed contractor who will be installing the system and include material and/or manufacture’s description of system, photos/pictures of system and color of system.
3. Front roof solar panels will only be flush mounted (i.e. match the existing plane of the roof, parallel to roof line). This also applies to side roofs that face a street. If installed on a front, side or flat roof, the array may be tilted to allow proper exposure to the sun only if a letter is provided to the ARC from the solar professional contractor involved explaining the need for a tilt mounted array.
4. Raised or tilted solar panels will only be installed on a rear roof unless the solar contractor submits documentation that a variance (use of a side roof, etc.) is needed to optimize the system
5. All components of the solar system should integrate into the design of the home whenever possible. The color of the solar system components should generally conform to the color of the roof shingles to the extent practical. Solar “shingles” that mimic the look of a composite shingle are acceptable but should match the color of the current roof shingles as much as practical. All painted surfaces will be kept in good repair.
6. Piping and electrical connections will be located directly under and/or within the perimeter of the panels when possible and as inconspicuously as possible from all street angles.
7. Whenever possible, the highest point of a solar panel array will be lower than the ridge of the roof where it is attached.
8. In the event that compliance to these guidelines causes financial burden or a loss of efficiency, the homeowner may seek a variance and must provide a minimum of two bids depicting the cost of installation of the solar systems - one in compliance with these guidelines and a second depicting the desired alternative method. Variances should be granted if compliance with these guidelines would significantly increase the purchase price or operating cost of the solar system or significantly decrease its performance or efficiency.
9. For existing homes, ARC fees are waived for all solar projects
10. State law (ORS 105.880 – 105.895 et al) requires a solar easement be permitted for residents installing a solar system. Abutting property development or landscaping should

not impede an approved solar system. Issues arising about solar easement will be reviewed and mitigated by the ARC