

Creekside HOA Solar Guidelines Proposal Draft

A variance to certain sections of these guidelines may be granted if compliance with these guidelines would significantly increase the purchase price of the solar system or significantly decrease its performance or efficiency. If a homeowner seeks a variance they must provide a minimum of two bids depicting the cost of installation of the solar systems – one bid in compliance with these guidelines and a second bid depicting the desired alternative location unless the variance represents the only feasible installation location. The ARC may require bids or estimates from a second contractor in order to make an informed decision.

1. Homeowners should first consider all existing structures and landscaping before selecting a site for any proposed solar system.
2. All plans must be preapproved by the Architectural Review Committee (ARC) prior to installation.
3. Preferred location of solar panels is either a ground-mounted array (on the side or rear of the house) or a rear facing roof-mounted array. Flush-mounted panels (i.e. – the plane of the array is parallel to the roof) on a roof facing a street will be allowed if documentation is provided from the solar contractor indicating this is the only feasible location for a solar array. If panels are installed on a side or rear roof, the array may be tilted or raised if a variance is granted.
4. All components of the solar system should integrate into the design of the home. 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.
5. All solar (hot water and photovoltaic) system plans must be:
 - a. Designed and installed by a professional, licensed contractor.
 - b. The submittal must be “Drawn to scale” by the licensed contractor installing the system showing where the system will be installed.
 - c. Provide photos of the roof area where the array will be mounted.
 - d. Include material and/or manufacture’s description of system, photos/pictures of system and color of system.
 - e. Where possible, provide photos of similar existing systems as examples.
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 angles.
7. The highest point of a solar panel array will be lower than the ridge of the roof where it is attached.
8. All painted surfaces will be kept in good repair.

9. Homes that abut any portion of the Golf Course may install solar (hot water and photovoltaic) systems, at their own risk. See ARTICLE VII – Section 5: Assumption of Risk. Of the GOLF COURSE ESTATES AT CREEKSIDE CC&R's.

10. Changes to abutting property for development or landscaping should not impede an existing or approved and soon to be installed solar system. Issues arising about solar easement will be reviewed and mitigated by the ARC. Efforts will be made to assure solar easement for residents installing a solar system. (ORS 105.880 – 105.895 et al)

1/23/2010