The Villas at Macintosh Farms Cluster Association, Inc.

SOLAR ENERGY POLICY

Solar Energy Collection Devices, as defined by Ohio Revised Code 5312.16 ("SECD"), including, but not limited to, solar panels, must have written approval from the Board prior to installation.

SECD must be installed in a rear-facing or side-facing roof-mounted array; except as otherwise provided, installations that are front facing or street facing are prohibited. For purposes of corner Lots, front or street facing is in relation to both streets. SECD are not permitted to be mounted anywhere on the Lot except the rear facing or side facing roof of a Living Unit.

All components of the SECD must be compatible with the design of the Living Unit. For purposes of this guideline, examples of compatibility include, but are not limited to, the following:

1. The color of the SECD system panels and frames must be black with the exact color being approved by the Board in writing;
2. Photovoltaic solar "shingles" that mimic the look of a composite shingle are acceptable but must match the color of the current Living Unit roof shingles as much as is practical, with the exact color being approved by the Board in writing;
3. Piping, electrical connections, or other lines or wires must be located directly under the system and/or alongside the perimeter of the system, when possible, and placed as inconspicuously as possible so that there is no exposed piping, electrical connections, or other lines or wires when viewed from all angles of the Lot. All wiring and cables must be enclosed in weather tight conduit;
4. The SECD array must be at least one foot lower than the ridge of the roof where it is attached, at least two feet from any roof edge where gutters are attached, and at least one foot from any other roof edge or valley. The SECD must be installed in an uninterrupted rectangular pattern, and installed at an angle that is parallel to the angle of the roof and flush to the roof;
5. Installation of auxiliary components outside of the Living Unit are prohibited, except for the combiner box with surge protection and the direct current disconnection box. All other SECD auxiliary components (like solar energy backup and DC/AC inverter) must be installed inside the Living Unit.

Non-commercially manufactured SECD products are prohibited.

Solar leases are prohibited.

The SECD installation must also have written approval from the City of Broadview Heights ("City"), along with City permits. If the City requires modification of the SECD plan, the owner is prohibited from installing the SECD until the Board approves the modified plans in writing. All SECD must be installed in compliance with all City codes and ordinances, along with all other governmental codes.

Applications for SECD systems submitted to the Board must include the following:

1. Submit a complete application, including diagrams "drawn to scale" and professionally prepared by the licensed contractor installing the system showing where on the Living Unit roof the system will be installed, along with the number of collectors. The drawings must include the dimensions of the system and roof, and the location of all SECD components, including auxiliary equipment, cables and wiring/conduits;
2. Photographs of the roof area where the SECD system will be installed;
3. Provide a clear, written statement explaining the drawings and photographs;
4. Provide manufacturer's description of the system, series, style, and color of products. Include brochures and cut sheets of specified products, along with photographs of properties with the SECD installed depicting the materials;
5. Documentation (e.g., drawings and photographs) depicting any proposed changes to landscaping or other exterior modifications to the Lot or Living Unit to accommodate the SECD installation;
6. Evidence the contractor installing the SECD is registered with the City, has any required licenses, and possesses a general liability insurance policy of at least $1,000,000.00.

Following installation, the owner will be responsible for maintaining the SECD system in a manner that always complies with the requirements of this policy, and in a manner that is free from broken, cracked, discolored, loose, peeling, and deteriorated components.