

## **theRUTH OWNERS ASSOCIATION**

### **SOLAR INSTALLATION POLICY**

Pursuant to Article 9.15 of theRUTH Covenants, Conditions and Restrictions, installation of solar energy equipment shall be allowed within the Community but requires prior (written) approval by the Architectural Control Committee. Approval will be based to a great extent on the homeowner's ability to design an installation which minimizes impact on adjacent homes.

Solar energy equipment includes all panels, collectors, piping, attachments, bracing, flashing, mechanical hardware supporting structure, and all related elements.

Owners shall be responsible for all costs of the installation, operation of, and maintenance of each solar energy system benefiting their Unit. Owners shall be responsible for the cost of any repairs necessary to Common Areas resulting from damage caused by installation or maintenance of solar systems benefiting their Unit.

#### **ROOF MOUNTED SYSTEMS**

Solar collectors are to be mounted on the roof of the buildings within the units footprint only. Feeder and return piping should, to the extent possible, be contained within the structure or be concealed by eaves or other structures, rather than being mounted on the exterior surface of the roof or dwelling. Installation should be accomplished with as low a profile as functionally practical, without pitch extending greater than 3 feet above the tallest edge of the roof.

All exposed equipment should be dark in color. Aluminum trim should be anodized bronze or a similar color. Feeder and return piping located on any wall surface should be concealed to the extent possible and painted the same color of the adjacent wall surface. Unless the committee is presented convincing evidence that the system and method of installation will present a rigid appearance during the useful life of the system, solar panels/piping should be constructed of rigid material to avoid the undesirable appearance presented by components of flexible construction.

#### **SUBMITTAL GUIDELINES**

As provided in Article 9.15 of theRUTH CC&R's, that the applicant must submit professionally drawn construction details that apply to the specific installation. They must be drawn to scale and must clearly show all relevant elevations of the installation, assembly, the attachment to the roof, and the proposed location on the lot or building. A manufacturer's brochure (or other material) showing the appearance of a typical installation should be submitted with the type of panel (the manufacturer) indicated. The location of the feeder and return lines should be depicted on an elevation of the relevant wall surface, with an indication of the color such piping is to be painted.

Construction may not commence until said application has been submitted to the Architectural Control Committee, reviewed to confirm adherence to above guidelines, and written approval is received by the applicant.

Adopted October 24, 2019