

SOLAR ENERGY SYSTEM POLICY

Donner Crest Condominium Homeowners' Association

The following Rules apply to all Solar Energy System Installations within the Donner Crest Condominium Homeowners' Association ("Association"). Any unit owner desiring to install a Solar Energy System on the roof must complete an application in a form approved by the Association's Management Committee (the "Committee"), together with plans and specifications for the proposed installation. By submitting an application to install solar equipment, each Owner agrees to the terms and conditions herein.

1. Application Fee

Unit owners desiring to install a Solar Energy System must pay a non-refundable application fee to the Association in the amount of \$250.

2. Plans and Specifications

The Plans and Specifications for the Solar Energy System shall be satisfactory to the Committee, and include, at a minimum, as-built Plans depicting the location, size, materials and color of all solar panels and appurtenances - such as the number of panels, wiring, including how and where all wiring or conduits will be anchored. A structural engineering assessment of the roof structure and an analysis of the roof warranty may also be required.

3. Installation

The installation of a Solar Energy System may be performed if and when the Committee has approved the application for installation, including the plans and specifications, contractor's insurance, and permits. Unit Owners may only install a Solar Energy System on the roof attached and pertaining to their Unit—unless unfeasible. The installing contractor shall provide proof of adequate insurance, as decided by the Committee, and shall identify the Association as an "additional named insured" under its liability policy. The approval of plans and specifications, if such approval is given, will be in the form of a recordable Easement Agreement, as discussed below. When the application is complete, the Committee will endeavor to respond to the application within a reasonable time after submission, depending upon the Committee's meeting schedule.

4. The Easement Agreement

As a condition of approval, the Unit Owner shall enter into a recordable Easement Agreement with the Association, through the Committee, for the use of the roof in a form to be determined by the Committee. The Easement Agreement will be prepared by the Association's counsel and will include, but not be limited to the following conditions:

A. The unit owner is responsible for the cost to install, repair and maintain the Solar Energy System.

B. The Unit Owner is responsible for any damage attributable to the installation of the Solar Energy System and will indemnify and hold harmless the Association, its Committee, and the other unit owners from any harm or damage whatsoever caused by the Solar Energy System.

C. The Unit Owner must insure the Solar Energy System at their cost and expense and name the Association on the certificate of insurance as an additional named insured. The form and amount of the insurance must be satisfactory to the Committee. The unit owner must provide evidence of such insurance prior to the installation of any Solar Energy System.


D. If the unit is sold or transferred, the new unit owner will be subject to the same conditions set forth in the Easement Agreement which will run with the Unit.

E. All costs incurred by the Association related to the application for installation of the Solar Energy System, including but not limited to the Association's reasonable attorney's fees and costs for drafting, completing and recording the easement agreement will be paid by the Unit Owner, and will be a lien upon the unit until paid in full.

F. If repairs to the roof are required at any time, in the sole discretion of the Committee, the Unit Owner will be responsible for removal, off-site storage, and replacement of the Solar Energy System within a reasonable time frame determined by the Committee.

ADOPTED THIS 24 DAY OF March, 2023

By the majority of the
Management Committee for the
Donner Crest Condominium Homeowners' Association, Inc.


Vee Kelsey-McKee (Mar 24, 2023 13:28 MDT)
Signature

Vee Kelsey-McKee
Print

President, Donner Crest HOA
Position







Solar Panel Policy

Final Audit Report

2023-03-24

Created:	2023-03-24
By:	Austin Guymon (austin@hoastrategies.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAADdr12gzcQLiO1DWtDUZR5YRFN70xL6Zg

"Solar Panel Policy" History

-  Document created by Austin Guymon (austin@hoastrategies.com)
2023-03-24 - 7:21:48 PM GMT
-  Document emailed to vkelseymckee@comcast.net for signature
2023-03-24 - 7:22:24 PM GMT
-  Email viewed by vkelseymckee@comcast.net
2023-03-24 - 7:24:45 PM GMT
-  Signer vkelseymckee@comcast.net entered name at signing as Vee Kelsey-McKee
2023-03-24 - 7:28:24 PM GMT
-  Document e-signed by Vee Kelsey-McKee (vkelseymckee@comcast.net)
Signature Date: 2023-03-24 - 7:28:26 PM GMT - Time Source: server
-  Agreement completed.
2023-03-24 - 7:28:26 PM GMT

Names and email addresses are entered into the Acrobat Sign service by Acrobat Sign users and are unverified unless otherwise noted.