

Fox Glen Solar Energy Panel/Devices

Adopted July 29, 2022

Architectural Review Committee (ARC) approval is required. While the Home Owners Association (HOA) encourages the use of energy devices that are based on renewable resources, it must balance that use with its responsibility to improve and enhance the attractiveness, desirability and safety of the community. Therefore, ARC approval is required for all roof-mounted devices, including solar devices, and the following standards shall apply with respect to the installation, maintenance, and use of roof-mounted devices and solar devices.

ARTICLE A. Location: Installation. In connection with obtaining the ARC's approval of any roof-mounted device or solar device, the Owner shall provide the ARC with the following information:

- (i) the location that the device is to be installed on the property/structure,
- (ii) the type of device to be installed,
- (iii) the dimensions of the device,
- (iv) the proposed color of device, and
- (v) a pictorial/brochure of the device (if available). Following the Owner's submission of the required information, the ARC will either approve or deny the specific location for the installation of the device as requested by the Owner, or, if feasible, determine an alternate location, based on the following criteria:
 1. To the maximum to the extent possible, a roof-mounted device or solar device shall be installed so as to minimize the view from the front of the house.
 2. The location of the device shall be on the back roof, below the peak or on the side roof if the homeowner has a hip roof design, notwithstanding allowances in *Section Article A, Section V, Subsection 1*, and other parts of this document. Alternatively, the device may be pole-mounted in the rear area of a private yard below the fence-line and, to the maximum extent possible, shall be screened from the view of others by landscaping materials.
 4. Screened could be defined as adding a privacy fence to the property if shrubbery is not substantial.
 5. All devices shall be installed such that the installation does not exceed being 12 inches above the surface of the roof

ARTICLE B. Aesthetics. The HOA encourages the Owner to select equipment that is aesthetically acceptable in the community and integrates with the residence and surrounding landscape to the maximum extent possible, keeping in mind the design and roofline of the residence on which the device is to be installed. The color of the device and exposed pipes, panels and other apparatus must be approved by the Committee. The device shall have flashing colored or painted to closely match the adjacent roof color. Poles shall be painted a matte color to blend with surrounding landscape. All glazing shall be solar bronze or black with no white or clear glazing allowed.

ARTICLE C. Removal. Equipment removal requires restoration of the installation location to its original condition. Owners shall be responsible for all costs relating to restoration.

ARTICLE D. Effect of Approval. Fox Glen Covenants -- **Article 6. Use Restrictions and Rules, Paragraph C. Architectural Standards, subsection vii** applies to all ARC requests submitted for review and subsequently approved by the committee or Board of Directors.

ARTICLE E. Maintenance. The homeowner is required to maintain the improvement/solar collector in neat and clean condition pursuant to Section 5(b) of the Declaration and that failure to do so can result in enforcement action by the Association.