

## PLUM CREEK VILLAGE SOLAR POLICY GUIDELINES

These guidelines for solar panel installation are provided for general information and reflect the content and scope of proposed legislation. Your association board neither promotes nor discourages residential solar power. The guidelines do reflect how your board may fulfill its obligations, particularly to maintain the character of the Plum Creek Village Development, under a revised Indiana property code. Additional or revised guidelines may be submitted to you for adoption into the association's covenant as statutory changes occur.

1. Homeowners should first consider all existing structures and landscaping before selecting a site for any proposed solar system.

Installation of a solar energy system will not substantially interfere with use and enjoyment of land by causing unreasonable discomfort or annoyance to a reasonable person.

2. All plans must be submitted to and pre-approved by the Development Control Committee prior to installation.

3. The preferred location for solar panels is to be on a rear-facing roof using flush-mounted static panels (i.e. – the plane of the array is parallel to the roof) minimizing the stand-off distance between the panels and the roof. The solar system may not extend 4 inches above or beyond the roof.

If panels are installed on a rear roof, the array may consist of static panels tilted at a fixed angle if a variance is granted based upon the details of the proposed arrangement and a documented calculation showing at least a 15% efficiency improvement compared to flush-mounted panels.

Ground-mounted panels will not be approved.

4. All components of the solar system should be integrated 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. If this is not practical, the solar PV modules should be black.

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 is practical.

5. Pursuant to Indiana law the installation of all solar electric systems shall only be done by a licensed contractor and must conform to all applicable current Codes. Applications submitted to the Development Control Committee should include the following:

- a. A diagram “drawn to scale” by the licensed contractor installing the system showing where the system will be installed and how the system will be mounted, as well as a description of any visible auxiliary equipment;
- b. Photos of the roof area where the array will be mounted;
- c. Material to be used and/or manufacturer’s description of the system, photos and/or pictures of the system and color of the system.
- d. Where possible, provide photos of similar existing systems as examples.
- e. Plans showing visibility of the system from areas open to common or public areas (e.g. public streets, neighboring lots, or Association properties or common areas).

6. Piping and electrical connections will be located directly under and/or within the perimeter of the panels, when possible, and placed as inconspicuously as possible when viewed from all angles. Piping and connections must be black, bronze or silver.

7. The highest point of a solar panel array will be lower than the ridge of the roof where it is attached and will not extend more than 4 inches above or beyond the roof. The top line of the array will be parallel with the roof ridge line.

8. Other restrictions may be applied to a proposed installation as changes in technology occur.

**ADOPTED BY THE BOARD 8/21/18**