

Monticello Place Community Association
Standards for Solar Panels Approval

January 2022

The Monticello Place Community Association (MPCA) is in full support of the utilization of the latest technology in Solar Panels, and recognizes the importance of ensuring that such installations are reasonably controlled as to appearance, location, and protecting property values. Because such installation would be a modification to an existing structure, MPBA Board approval is required.

General Requirements

1. All Sections homeowners must obtain in writing Monticello Place Community Association Board (MPCA BOARD) approval before installing any Solar Panels. Using the *Intent to Renovate* packet from the MPCA website, include lot and street address, panel installation orientation on the roof, size and number of panels, color of the panels, color of all attaching hardware, and signed Neighbor Notification sheets when submitting for approval.
2. Homeowners are urged to check with their home builder or insurance company prior to installation of devices for how such installation may impact their roof warranty or other aspects of their structure. The MPCA BOARD is not liable to the property owners from roof damage or of impact to roof warranties. The MPCA BOARD has no expertise or special knowledge regarding such systems and therefore its approval for installation of any such device(s) or system is not a representation that the system chosen by an Owner is safe to use or is compatible with Owner's roof or other structures on the Lot or the Lot involved, and Owner assumes and bears all risks regarding installation and use of such a system.
3. Only commercially or professionally made devices are allowed. "Home made" devices will not be permitted due to the potential safety and aesthetics aspects of such devices.
4. Only flat Solar Panels shall be installed.
5. Solar Panels shall be attached flush to roof and match roof angle. No legs or extensions of any kind may be used to raise, alter, adjust or change the angle of the panels.
6. Solar Panels shall only be installed on the roof of the house, shed, and/or garage.
7. Solar Panels must be installed on the backside of the house roof.
8. Solar Panels must have a non-reflective surface.
9. All associated cables, connectors, conduits, junction boxes, etc. shall be painted to match the surface on which they are placed.
10. All associated cables, connectors, conduits, junction boxes, etc. shall be located directly under and/or within the perimeter of the panels.
11. Any required inverters and additional utility meters/equipment shall be concealed from view from the property's frontage.
12. The highest point of the Solar Panels shall be lower than the ridge of the roof where it is attached.
13. Solar Panels on any roof plane shall allow for, at minimum, a clearance of 12" from all edges of that roof plane, i.e. ridge line, eave line, gable-end line.

14. The Solar Panels shall be parallel to the main roof lines.
15. Homeowners will ensure that all surfaces of such devices or equipment, whether painted or colored materials, are properly and timely maintained to prevent peeling and cracking of paint or loss of coloration or other deterioration to the point where the equipment becomes unsightly and/or incompatible with the aesthetic standards of the community.
16. Solar panel installation shall be approved and installed according to any and all building codes and/or city ordinances.
17. The property owner will be responsible for any and all hazardous issues resulting from the installed Solar Panels.
18. Any trees that need to be removed shall be requested through the normal process.

Deeds of Restriction References

Article II – Use Restrictions of Declaration of Covenants, Conditions and Restrictions (Deed Restrictions) notes in Section 5b that NO Solar Panels or wall of any nature shall be extended toward the front or street side property line beyond the front side wall of the residences.

Article III – Architectural Control of Declaration of Covenants, Conditions and Restrictions (Deed Restrictions) notes in Section 1 that NO STRUCTURE shall be erected placed or altered without approval in writing by the Developer. STRUCTURE is defined in Section 1 (c) as may include garages, fences, auxiliary buildings, pools, etc. DEVELOPER is defined in same Section 1 (c) as any entity, person or association to whom Developer may assign the right of approval.

NOTE: Approval has been assigned to the MPCA BOARD.

Article V – Powers and Duties of the Board – of the MPCA Bylaws states that the Board shall have the right under section A to: “Adopt and publish rules and regulations enforcing and/or maintaining the Deed Restrictions of the Development as a whole and the maintenance of the common areas, etc.

Article V Section 1 includes the following statement: “Failure of any owner or developer to demand or insist upon observance of any of these restrictions, or to proceed for restraint of violations, shall not be deemed a waiver of the violation, or the right to seek enforcement of these restrictions.”

Notifications

- MPCA has the Deed Restrictions posted for all Sections on their website.
- Deed Restrictions are sent to all new property owners.

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