

GENERAL CONSIDERATIONS FOR SOLAR ENERGY SYSTEMS IN COCA LAKE:

Like any change to the exterior structure or appearance of a home in Coca Lake, installation of solar panels and solar energy systems requires pre-approval by the Architectural Control Committee ("ACC"). When installed, maintained and disposed of properly, residential solar panels can have a positive impact on clean energy production and the environment.

Solar energy systems may be appropriate for many homes in Coca Lake. The ACC encourages their use, but understands that not all lots in our community are similarly situated or equally-suited to all uses. For example, the ACC has found over the years that some lots are better than others for swimming pools, pool houses, cottages, circular driveways, retaining walls, different types of fences and certain types of septic installations. The size and location of a building lot, along with nearness to other neighbors, determines and limits its use.

Guided by these realities, the ACC recognizes that any possible set of guidelines for solar panels will not be ideally-suited to all houses in Coca Lake, but what follows should work for most situations. The ACC also acknowledges that solar technology, especially in residential settings, is rapidly evolving and becoming more efficient as this technology is more widely used.

The ACC has contacted nearby communities and found limited guidance for use of solar technology in residential settings. Only one Columbus-area subdivision (known to the ACC) has adopted guidelines for solar panel installation, maintenance and disposal. These guidelines have been consulted by the ACC.

With these considerations in mind, the ACC will continue to review best practices in residential solar installation and use. Homeowners are encouraged to research and stay abreast of innovations and best practices in solar technology and share information with the ACC and each other as it becomes available.

ASSOCIATION OF COCA LAKE HOMEOWNERS, INC.

REQUIRED GUIDELINES FOR SOLAR PANEL/SOLAR ENERGY SYSTEM INSTALLATION:

a. Professionally drawn-to-scale construction drawings, showing all elevations, locations, number of panels, and exact attachment to the roof structure, shall be provided with the application to the ACC, along with the installing contractor's name, license and contact information. At the time application is made, the ACC shall require the installing contractor to provide written verification that the home's roof, structure, decking and shingles are suitable for mounting solar panels. Such verification shall be provided to the ACC with the above-referenced materials.

To avoid costly removal or remediation, homeowners must seek and obtain ACC approval before installation of solar panels or solar energy systems.

b. No leased, lease-purchased or rent-to-own solar panels or solar systems shall be installed in Coca Lake for any reason. All solar panels and solar systems shall be owned by the property owner seeking ACC approval for installation. All solar panels and solar systems approved by the ACC and utilized in Coca Lake shall be solely for single family residential use and shall not be used to generate power for re-sale to the local power grid, neighbors or any other person or entity. Surplus power generated by solar panels or solar systems shall be stored in a manner which is not visible to other residents in Coca Lake, nor shall storage batteries or energy storage facilities be visible from the street.

c. The manufacturer's literature, warranties and photographs of the proposed product shall accompany the application to the ACC.

d. Solar panels and components of solar energy systems which cease to be used or operational for more than thirty (30) consecutive days shall be removed and disposed of at the property owner's expense in an

environmentally responsible manner consistent with all federal, state and local applicable laws and regulations.

e. Calculations shall be provided with the initial application verifying the number and square footage of the proposed solar energy system.

f. Only roof-mounted solar panels are permitted.

g. Placement of panels should be least obtrusive and visible to nearby neighbors and shall not be visible to the street.

h. Solar panels should be of the same color as the underlying roofing shingles; integrated into the roof design; flush with the slope of the roof; and in the same plane as the roof. Shingle-style panels which offer minimal contrast with roofing shingles will be preferred.

i. No solar panel or any exposed part of the installation may be higher than the peak of the roof. No wires, piping or cables shall be visible on the roof or running down the side of the home. No exterior conduits may be used.

j. Panels should be of the same size, shape and appearance and be placed together to avoid all visible gaps between panels.

k. Panels shall not create glare or reflect light into other homes in Coca Lake. Depending on visibility, a matte or anti-reflective coating may be required. ACC approval is conditioned on the property owner's acknowledgment that solar panels which create glare or reflect light into other homes in Coca Lake shall be immediately removed or remediated to eliminate glare and reflection.

l. The installing contractor must be a certified solar photovoltaic installer accredited by the North American Board of Certified Energy Practitioners (NABCEP) or a similar accrediting body or agency approved by the ACC in advance of installation, with proof of such accreditation provided at the time application is made to the ACC.

m. All painted surfaces and system components must be kept in good repair and appearance or the system must be removed or replaced.

**APPROVED AND ADOPTED BY THE ASSOCIATION OF COCA LAKE HOMEOWNERS,
BOARD OF DIRECTORS**

DATE: 05/20/2021
