

**RESOLUTION OF  
CHAPPARAL 480 HOMEOWNERS' ASSOCIATION  
REGARDING GUIDELINES, RULES AND REGULATIONS FOR INSTALLATION OF SOLAR  
ENERGY DEVICES**

**SUBJECT:** Adoption of policies, guidelines, rules and regulations for construction, installation and maintenance of solar energy devices.

**PURPOSE:** To provide notice of the Association's adoption of a policies, guidelines, rules and regulations regarding installation and maintenance of solar energy devices.

**AUTHORITY:** The Declaration, Articles of Incorporation and Bylaws of the Association and Colorado law. This Resolution may be amended by the Association in compliance with applicable changes in Colorado law and made a part of this document.

**EFFECTIVE  
DATE:** NOVEMBER 9TH, 2020

**RESOLUTION:** The Association hereby gives notice of its adoption of the following Resolution.

1. Purpose. The Association recognizes the economic and environmental benefits of its homeowners using alternative sources of energy such as solar power. At the same time, the Architectural Control Committee ("ACC") also seeks to protect and enhance the value of property in the community. These guidelines are intended to help homeowners design, build and install solar energy devices consistent with the intent of the Declaration and objectives of the Association and the ACC.

2. Approval Required. Installation of any solar energy device(s) on any lot, residence or other structure must be approved by the ACC prior to commencement of any construction or installation. Homeowners may feel it is desirable to discuss installation of solar energy devices with neighbors and submit the neighbor's comments regarding the same to the ACC. The owner's application for approval must include:

- a. A description and drawings of the proposed location of any installation(s);
- b. Engineering plans, drawings and specifications of proposed solar energy device(s) as reasonably necessary to evaluate the addition or improvement, showing, at a minimum, all finished dimensions and elevations (front, back and sides) with materials and colors indicated or supplied;
- c. Photos of the current structure and proximity of the proposed installation to the surrounding lots, residences, and open areas;

- d. A statement that the solar energy devices are not expected by the owner to cause a nuisance to other residents due to glare, noise or other problems once installed and in operation; and
- e. A statement that all local and state building code and permit requirements have been met and will be adhered to in the installation and operation of the solar energy device(s).
- f. Efficiency and performance analysis report completed by homeowner's licensed contractor who specializes in solar installation. For proposed ground mounted system, report shall include efficiency and performance comparison of roof top mounted system vs. ground mounted system. In some cases, a second efficiency and performance analysis report may be requested for a second opinion. The second opinion report would be chosen from a list of expert/licensed contractors provided by the ACC or HOA Board of Directors. The cost of the second opinion report will be at the homeowner's expense.
- g. A structural engineers report is required to prove that the roof can handle the additional weight for roof mounted systems.
- h. A landscape plan to screen the solar energy devices from view from streets, neighboring lots and open areas is required for ground mounted systems.

3. Evaluation Criteria. Evaluation criteria for solar energy devices includes, but is not limited to:

- a. Materials and installation methods must be completed in accordance with the manufacturer's recommended procedures;
- b. Aesthetic integration of the system into the existing structure and landscape of the community; and
- c. To the extent possible and feasible, owners will avoid installation of solar energy devices on the front, or public-facing view of the property.
- d. For electricity generating solar panels, the size and number of panels will be limited to what is required to power the property where they are being installed. Required to power can include the charging of electric or hybrid vehicles currently registered to the household.
- f. For ground mounted solar, the height of the tallest part of the array cannot exceed 6 feet tall.

4. Building Code Compliance. The construction and installation of solar energy devices is subject to the general provisions of the Declaration, this Policy and all requirements of Arapahoe County, the State of

Colorado and any other approval authority. Solar energy devices must be firmly secured to the roof in accordance with local building codes. Ground mounted solar systems are discouraged.

#### 5. Construction and Installation.

- a. Solar energy devices must be installed by a licensed contractor who specializes in solar installation.
- b. Solar panels must be installed utilizing industry standard mounting techniques.
- c. Non-reflective components are to be used wherever possible.
- d. Utilization of low-profile solar panels is recommended. Panels must be securely anchored to roofs, and pitched differently from the angle of the roof only to the extent necessary for solar efficiency.
- e. Pitch and elevation should be adjusted to reduce visibility from any public right-of-way or open space in or adjacent to the community.
- f. Solar energy devices should not be larger than that which would be typically required to provide service to the residence or the lot.
- g. Solar panels should be positioned behind existing architectural features such as parapets, dormers, and chimneys to limit their visibility.
- h. Ground mounted systems should be screened from view of streets, neighboring lots and open areas and should not interfere with the views of neighboring properties in the Chapparral 480 Homeowners' Association to the open areas. Ground mounted systems will not be approved unless the owner documents in writing to the ACC that a ground mounted system in compliance with this subparagraph or a roof mounted system installed in accordance with this Resolution would hinder the system's performance or efficiency or would result in a significant cost increase for the owner. Minimum setbacks from either side and rear lot lines shall be enforced.

#### 6. Integration with Existing Design.

- a. Solar energy devices must be integrated into the design of the home and/or landscape and not interfere with the views of other lots to the open space areas.
- b. Conduit, panels and solar equipment should be constructed of materials and painted, if possible, with colors compatible to established roof materials and the residence. Conduit, panels and solar equipment shall not be a reflective color that might produce glare.

- c. Exterior wiring should not be visible from the street or open areas adjacent to the lot. Mechanical equipment associated with the system should be treated to be as unobtrusively as possible.

7. Access to Sunlight. Residents may not remove, modify or alter any existing structure, tree, vegetation or other improvement for the purposes of providing access to sunlight or to eliminate obstructions to light except in compliance with the terms of Article VI, Section 19 and Article V of the Declaration.

8. Maintenance. Owners are responsible for all costs and expenses to repair and maintain any solar energy devices installed.

9. Nuisance. Solar energy devices must not create a nuisance. Solar power nuisance conditions and/or bases of denial may include, but are not limited to:

- a. framing materials, or standalone structures not compatible in shape, materials and color with the residence or other structures on the property or surrounding area;
- b. glare from solar collectors; and
- c. roof top or stand-alone structures interfering with neighbors' views or views to the open areas.
- d. Conduit, panels and solar equipment shall not be a reflective color that might produce glare.

**PRESIDENT'S**

**CERTIFICATION:** The undersigned, being the President of the Chaparral 480 Homeowners' Association, a Colorado nonprofit corporation, certifies that the following Policy was adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors on NOVEMBER 9TH 2020 and in witness thereof, the undersigned has subscribed his/her name.

**CHAPARRAL 480 HOMEOWNERS' ASSOCIATION**, a Colorado nonprofit corporation

By:  President