

## **Guidelines for the Installation of Solar (Photovoltaic) Systems Within Lincolnshire Subdivision**

The Lincolnshire Subdivision HOA Board has adopted the following rules and guidelines to support homeowners and/or property owners interested in making improvements to their individual property, specifically, as regards the installation of a Solar Energy Systems ("SES") (sometimes referred to as Solar Power Devices, or "SPDs"), or any of their components and mechanisms, commonly known as solar panels, solar inverters, solar collectors, solar storage mechanisms, and their accessory components both electrical and mechanical.

Purpose: These guidelines were created to supplement the existing Covenants for a technology not anticipated in the original Covenants. These guidelines are designed to support the original intent of the Covenants, namely to create a finer quality residential subdivision having a standard architectural harmony achieved through consistency of features such as color, texture, material type or exterior style, and through relative consistency of design. It will also provide members of the Home Owners Association considering such installations and the Architectural Review Committee a uniform set of criteria under which these projects will be reviewed.

- 1) Color – Panels shall be either black in color or a color closely matching the existing roof color. All visible elements of the installation shall be of this same color.
- 2) Materials – All external components exposed to the weather shall be constructed of a rust proof material such as aluminum or similar. Galvanized metal and plastic do not meet these criteria.
- 3) Cables and raceways - All cables and raceways not directly hidden by the panels themselves shall be run internally to the structure. Short, exposed cables or raceways maybe allowed due to physical limitations, but in no case should they exceed 5 feet in length.
- 4) Size – The total square footage (sf) of the installation shall not exceed 1000 sf. Installations on the street portion of a roof shall not exceed 500 sf.
- 5) Location – All solar installations must be flush mounted on the roof of the structure. No installation shall be allowed if the possibility exists that reflections from the panels will strike an adjacent home. For example, installations on some roof faces may not be allowed on a single-story home if the adjacent home is two stories tall unless the panels are shown to not produce glare (e.g., equipped with antireflective coating).
- 6) Other items not specifically listed but not in compliance with the original intent of the Covenants.

**Approved August 17, 2022 by the Lincolnshire Subdivision HOA Board**