

## **CAUGHLIN RANCH ARCHITECTURAL CONTROL COMMITTEE** **SOLAR GUIDELINES**

**WHEREAS**, Article V, Section 1 of the Caughlin Ranch Homeowners Association (Association) First Restated Bylaws states that "...all corporate powers shall be exercised by or under the authority of, and the business and affairs of the corporation shall be controlled by, the Board of Directors."

**WHEREAS**, Article V, Section 1 (third paragraph) of the Association's First Restated Bylaws grants the Board of Directors the authority "To conduct, manage and control the affairs and business of the corporation, and to make such rules and regulations not inconsistent with law, with the Articles of Incorporation or the Bylaws, as they may deem best."

**NOW THEREFORE**, BE IT RESOLVED THAT the following SOLAR GUIDELINES are established and applicable to all members of the association:

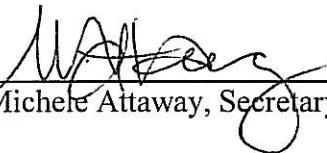
1. All solar installations shall be pre-approved in writing by the Caughlin Ranch Architectural Control Committee (ACC).
2. Receipt of city and/or county approval shall not override ACC approval or its guidelines.
3. Solar panels shall have non-reflective black trim and/or framing and black solar glazing. For roof mounted units, other trim colors may be considered if they match or complement the color of the roof.
4. Reflective trim and/or frames are prohibited.
5. Roof mounted panels shall be mounted directly to a sloped roof plane and be integral to the roof design.
6. Roof mounted panels may not be mounted on a front elevation roof plane unless they meet the requirements of #7 below.
7. Requests to mount roof panels on a front elevation roof plane shall be accompanied by a notarized Affidavit and include support documentation from a professional installer attesting that an alternate location would decrease efficiency or performance of the system by more than ten (10) percent of the amount that was originally specified for the system.
8. Spacing between the panel frames and roof surface shall not exceed six (6) inches.
9. Piping and/or conduit on roofs shall match or be consistent with the roof color.
10. Support solar equipment shall be enclosed or effectively screened from view with written approval from the ACC prior to installation.
11. Ground mounted panels shall not be allowed in front or side yards.
12. Ground mounted panels shall be installed behind existing fencing when applicable.
13. Ground mounted panels must meet the city or county set-back requirements, or, where applicable within the designated building envelope.

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14. The top of the ground mounted panel frames shall not exceed eight (8) feet in height from grade.
15. Ground mounted panels shall be effectively screened from view with written approval from the ACC prior to installation.
16. Installation of ground mounted panels where they are not in the direct line-of-sight of neighboring properties is strongly encouraged and will be recommended when applicable.
17. With new home designs, or significant home additions, the solar panels should be designed “into” the roof or other elements so they do not appear as “add-ons”.

**Approved by the Caughlin Ranch Board of Directors on May 9, 2012**

  
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Mike Heffner, President

  
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Michele Attaway, Secretary