

Architectural Committee Policy: Solar Energy Systems

Last updated January 21st, 2021 by the Architectural Committee

BACKGROUND

The intent of this document is to provide all owners with clear, straightforward information on how the Association is involved and what process should be followed when owners wish to install a solar energy system on their property, including roof-mounted solar panels.

APPROVAL PROCESS

Article IX, Section 1 of the Association's CC&Rs specifically require that all owners obtain approval from the Association prior to any modification, change, or alteration to the Residence. This requirement extends to owners who wish to install a new solar energy system on their property.

The Architectural Committee is responsible to review these requests from homeowners who wish to make modifications or additions to their property. This Committee is made up of unpaid volunteer homeowners who meet monthly to review applications submitted by your neighbors. Nearly all applications are processed and decided on by the Architectural Committee. In rare instances, the Committee will defer a decision to the Board of Directors, whose decision is then final. Additionally, applications that are denied by the Architectural Committee can be appealed to the Board of Directors for reconsideration.

CONSIDERATION FOR APPROVAL

Energy conservation equipment is encouraged as long as it does not significantly detract from existing architectural design. Any owner who wishes to install a solar energy system on their property ("photovoltaic" solar panels/systems) must submit an Architectural Application to the Association for approval. Civil Code Section 714, however, limits the degree to which the Association may prohibit or restrict the installation of solar energy systems.

That being said, any application proposing a reasonable number of normal and customary roof-mounted residential solar panels and a standard inverter can be approved by the General Manager upon receipt.

The proposed installation of solar panels or a photovoltaic system located anywhere on the property *except for the roof* (for example, a ground-mounted solar system or ground-mounted panels) must be approved by the Architectural Committee prior to installation. Roof-mounted systems that are not deemed normal and customary (for example, a system that adjusts its height/angle or does not remain flat at all times) may, at the General Manager's discretion, require Committee approval.

A copy of an Architectural Application can be found on the Association's website at www.walnutcountry.com. Owners can also reach out to the General Manager by phone at 925-687-9961 or by email at businessoffice@walnutcountry.com and request a PDF copy, or obtain a physical copy from the Business Office at 4498 Lawson Court during normal business hours.