

## **SOLAR ENERGY COLLECTION DEVICE POLICY**

Solar Energy Collection Devices (“SECD”) are prohibited without written Design Review Committee approval. All SECD that are approved must be installed, maintained, and operated at the locations and specifications permitted by this Policy and the Design Review Committee.

### **SECD LOCATIONS**

Locations of SECD on the lots will be considered for installation in the following priority. The Board will only consider authorizing SECD installations in locations of a lower priority if the owner can provide proof that the SECD would be over 20% less efficient in each location that takes higher priority than the requested location:

1. Grassy area of the lot as described below.
2. ”Solar Shingles” on the roof of the dwelling unit or an ancillary lot structure (e.g. shed or pool house).
3. Solar panel array on the roof of an ancillary lot structure (such as shed, pool house, or detached garage) that is not visible from any contiguous street or golf course. Solar panel arrays are prohibited from being installed on the roof of any primary dwelling.

**SECD REQUIREMENTS BASED ON LOCATION** – SECD installed in the identified and approved location must also comply with the following location specific requirements:

#### ***GROUND-MOUNTED SECD***

- SECD installed on the grassy area of a lot must utilize landscape screening so the SECD is not visible from any contiguous streets, from a golf course, or from any other lot when standing at street level.

#### ***ROOF-MOUNTED “SOLAR SHINGLES”***

- “Solar shingles” installed on the roof of a building must be of a brand and model approved by the Design Review Committee. Such brands and models may change from time to time as they are reviewed by the Design Review Committee.
- “Solar shingles”, if installed, must cover the entirety of the building’s roof. Partial installations are prohibited.

#### ***ROOF-MOUNTED SECD ARRAY***

- The pattern of any SECD array installed on the roof of any ancillary building must harmonize with the characteristic and shape of the roof, at the discretion of the Design Review Committee, and in one continuous array, and be installed parallel to the roof pitch.
- For SECD mounted on the roof of any ancillary building, the frames of the devices, as well as all supporting structures, piping, wiring, etc. must be permanently coated or colored to harmonize with the color of the roof material it is mounted on.

- Roof-mounted SECD must be installed above an approved finished roofing material and as close to the finished roofing material as reasonably possible. Roof-mounted SECD may not take the place of approved roofing materials.

GENERAL SECD REQUIREMENTS – ALL SECD installed within Muirfield Village, regardless of location, must also comply with the following requirements:

- Piping, electrical connections, or other lines or wires must be located directly under the SECD system, so that no piping or wiring is exposed when viewed from all angles of the lot.
- Other devices associated with the installation of an SECD (electrical boxes, conduit, inverters, etc.) that cannot be hidden from view are subject to the same screening or camouflaging requirements as other similar exterior devices in Muirfield Village (Radon installations, for example).
- The highest point of any SECD on a building must be lower than the ridge of the roof where it is attached.
- Glare and reflections from any SECD must not negatively impact surrounding properties or play on the golf course. SECD that have a reflective surface must be treated with an anti-reflective coating to reduce or eliminate reflected glare to any locations where the SECD is visible. Owners are responsible for any undesirable glare or reflection that their SECD causes.
- Owners are responsible to keep their SECD in good working order and to maintain their proper appearance. In the event that a portion of an SECD installation requires replacement or repair, said replacement or repair must exactly match the existing approved installation.
- In the event any SECD becomes non-functioning or visibly damaged for any reason, the SECD must be restored to working and undamaged condition, or the SECD and any supporting apparatus must be completely and permanently removed and the area where the SECD was mounted must be restored to its previous condition or to a condition approved by the Design Review Committee.
- Installations of any SECD must be done by trained SECD installers.

APPLICATIONS FOR SECD REVIEW

- Applications to the Design Review Committee for SECD installations must include professionally prepared, scaled drawings and details of all parts of the SECD including installation details, wiring routing, mounting apparatus, material colors, etc. Such drawings must also show the complete proposed installation on scaled drawings of any building.
- Applications must include landscaping plans, if required by the Design Review Committee.