

Chesterfield Mews Community Association

Policy Resolution 2013-01

Solar Energy Collection Device Guidelines

WHEREAS, pursuant to Section 67-700 and 67-701 of the Virginia Code, the Virginia Common Interest Community Board (“CICB”) has promulgated final regulations imposing a requirement that each common interest community (including condominiums, property owners’ associations and cooperatives) shall not prohibit an owner from installing or using a solar energy collection device on that owner’s property and that the common interest community may establish reasonable restrictions concerning the size, place, and manner of placement of such devices; and

WHEREAS, any such restrictions or limitations shall be provided in a disclosure packet given to a purchaser;

NOW, THEREFORE, IT IS HEREBY RESOLVED THAT the Chesterfield Mews Community Association (“Association”), acting through its Board of Directors, hereby adopts and establishes the following CICB-regulated Association **solar energy collection device installation restrictions and guidelines**:

A. **Definitions.** Unless otherwise defined in this Resolution, the words, terms or phrases used in this Resolution shall have the same meanings as defined in the CICB regulations and/or in the Association’s recorded covenants.

B. **Solar Energy Collection Devices.** Due to differing house designs, house orientation and technology advancements, each request for architectural control design approval will be considered individually on its own merits. Solar collection devices should be placed on the rear side or roof of the building. However, exceptions to this rule may be made when rear side or roof of a unit faces north or is otherwise deemed inappropriate upon review. A device which lies flat with the roof pitch would be the most readily accepted. When a flush installation is not possible, consideration will be given as to how the installation blends in with the design of the building. Installations which are more easily seen from the street or neighboring properties will receive more scrutiny with regard to blending them as inconspicuously as possible with the existing structure. In general, devices mounted on the front side of any roof structure must lie flat with roof pitch.

C. **Mounting and Color.** The solar energy collection device should be mounted as follows:

1. Devices should be mounted as close to flat on the roof as possible. In cases when approved, panels mounted to the front side of the roof must be flush with the roof.
2. No part of the installation should be visible above the peak of the roof on which it is mounted.

3. All ancillary parts and framing must be painted to match the roof or in certain circumstances, be enclosed and painted to match the background.
4. There should be minimal space between device panels.
5. Piping, wiring and mechanisms of contrasting color must be hidden or made minimally visible.

D. Application Requirements for Installing Solar Devices. In accordance with Article VIII of the Declaration of Covenants, Conditions and Restrictions of the Association, the Architectural Control Committee (ACC) has oversight of any exterior changes or modifications to any property. Application for solar energy collection device installation approval made to the ACC should include the following:

1. Drawings and/or photos showing proposed installation location, with color photos of the unit taken from street.
2. Detailed information regarding size, installation details, materials and color. Manufacturer's brochure would be helpful.

E. Health and Safety. All installations must comply with all applicable building codes and other governmental regulations, and must be secured so that they do not jeopardize the safety of residents or cause damage to adjacent properties.

F. Tree Preservation and Planting. A unit owner is solely responsible to take into consideration the future growth of community and neighbors' trees and shrubs when planning for placement of a solar energy device. Under no circumstances shall a neighbor or the Association be required to remove or prune established plantings in order to accommodate a solar energy device.

Chesterfield Mews Community Association

RESOLUTION ACTION RECORD

Resolution Type: Policy No. 2013- 01


Pertaining to: Solar Energy Collection Device Guidelines

Duly adopted by the Board of Directors of the Association on June 25, 2013.

Motion by: William Saint

Seconded by: Margaret Kerr-McKown

NAME	TITLE	YES	NO	ABSTAIN	ABSENT
Robert Parker	Director	✓			
Gordon Silcox	Director				✓
William Saint	Director	✓			
Jimmy Xu	Director	✓			
Margaret Kerr-McKown	Director	✓			
Ross Bankson	Director	✓			
Kevin Noca	Director				✓
Bruce Pincus	Director	✓			
John Whitlock	Director	✓			

Attest: 
William Saint, Secretary

Date: June 25, 2013

Resolution effective as of date of adoption.