

LAKEWOOD #3 HOA

ARCHITECTURAL CONTROL COMMITTEE (ACC) GUIDELINES FOR RESIDENTIAL SOLAR ENERGY INSTALLATIONS

INTRODUCTION

Lakewood #3 Home Owners Association (HOA) is pleased to allow SOLAR ENERGY devices and equipment. However, it is important to the HOA that such equipment is reasonably controlled as to the appearance and location of installation. These controls will protect neighbors and the community as a whole from unsightly equipment or installation.

Accordingly, the purpose of these guidelines for solar energy devices and equipment is to create options for installations incorporating thoughtful design and screening goals. The Lakewood #3 HOA Board/Architectural Control Committee (ACC) can approve or deny any solar equipment/system at its full discretion.

THE POLICY

These rules and guidelines apply to all solar energy devices including, without limitation, solar panels and their associated components, solar tubes or other solar energy devices (collectively referred to in this guideline as “devices”, “systems”, or “equipment”) which due to the installation and use location are or may become “visible from neighboring property”.

APPLICATION & DESIGN GUIDELINES

1. Detailed plans for installation & placement of any solar panel/device must be submitted to the ACC for review and receive approval from the ACC prior to installation.
2. Homeowners should first consider all existing structures and landscaping before selecting a site for any proposed solar system.
3. Preferred location of solar panels is either a ground-mounted array (on the side behind a fence or rear of the house) or a rear-facing, roof-mounted array.
4. Flush-mounted panels (i.e. the plane of the array is parallel to the roof) on a roof facing a street will be allowed only if documentation is provided from the solar contractor

indicating this is the only feasible location for a solar array. If panels are installed on a side or rear roof, the array may be tilted or raised if a variance is granted.

5. All components of the solar system should be integrated into the design of the home. The color of the solar system components should generally conform to the color of the roof shingles to the extent practical. Solar “shingles” that mimic the look of a composite shingle are acceptable but should match the color of the current roof shingles as much as is practical.
6. The installation of all solar heating and cooling systems shall only be done by a licensed installer or journeyman plumber. Applications submitted to the ACC should include the following:
 - a. A diagram “drawn to scale” by the licensed contractor installing the system showing where the system will be installed;
 - b. Photos of the roof area where the array will be mounted;
 - c. Material to be used and/or manufacturer’s description of the system, photos and/or pictures of the system and color of the system.
 - d. Where possible, provide photos of similar existing systems as examples.
7. Piping and electrical connections will be located directly under and/or within the perimeter of the panels, when possible, and placed as inconspicuously as possible when viewed from all angles.
8. The highest point of a solar panel array will be lower than the ridge of the roof where it is attached.
9. All painted surfaces will be kept in good repair.

A variance to certain sections of these guidelines may be granted if compliance with these guidelines would significantly increase the purchase price of the solar system or significantly decrease its performance or efficiency. If a homeowner seeks a variance they must provide a minimum of two bids depicting the cost of installation of the solar systems – one bid in compliance with these guidelines and a second bid depicting the desired alternative location, unless the variance represents the only feasible installation location. The ACC may require bids or estimates from a second contractor in order to make an informed decision.

LOCATION/PLACEMENT/ QUALITY

GROUND MOUNTED SOLAR PANELS

1. Equipment must be installed in the rear yard with no portion of the equipment visible from the street or adjacent homes. The equipment must be screened from view via a fence, wall and/or landscaping. Screening walls must meet all the conditions of the CC&Rs and be included in the ACC application.

2. Collectors shall be within the setback lines in accordance with the City of Boise, HOA CC&Rs and from neighbor's view.

ROOF MOUNTED SOLAR PANELS

3. Visibility of devices and their components must be minimized from public view and screened from neighboring property in a manner approved by the ACC.

CONSTRUCTION/FINISH

4. All roof mounted equipment (excluding the face of the solar panel) must reasonably match/blend with the roof material.
5. All exterior plumbing lines shall match the color of the adjacent roof material and walls.
6. Only commercially/professionally made devices will be considered. Homemade devices will not be permitted due to the safety and aesthetic aspects of such devices. Such devices can be ground mounted (behind a fence and hidden from view), rear facing roof or wall mounted solar panels

APPLICATION REQUIREMENTS

1. Detailed plans for installation & placement of any solar panel/device must be submitted to the ACC for review and receive approval from the ACC prior to such installation.
2. An illustrated drawing of the proposed system which depicts the materials to be used, a drawing showing the location and number of collectors, the structural attachment location, screening elements (including landscaping), and the location of the exterior system components shall be submitted with the architectural request.
3. Device brochures &/or images must be included in the submittal.
4. Fill out the following form and include with ACC submittal.
[H:\Lakewood Architectural Review Form.pdf](#)

The Lakewood #3 HOA covenants have been designed to put into place procedures that will carry forward the HOA's desire to enhance the quality of life and improve the environment. In order to ensure that property owners have the freedom to employ alternative energy solutions if desired, solar collectors may be placed on a dwelling or in the back or side yard of the property, located in such a way as not to obstruct windows of adjacent homes. The Lakewood #3 HOA board developed these guidelines to promote the use of solar energy for heating & cooling and to ensure uniform installation and design of solar energy systems.