



25908 E. 30<sup>th</sup> Terrace South, Blue Springs, MO 64015

The governing documents of Rock Hill Home Owners Association allow for the Board of Directors to enact necessary and reasonable policies. These policies are created with the intention to safeguard your personal property value and to enhance your enjoyment of the community.

The following policy was adopted on January 3, 2020 by the Board of Directors in accordance with the powers granted by the governing documents of Rock Hill Home Owners Association:

### **NEWCASTLE SOLAR PANEL POLICY**

Rock Hill HOA allows solar panels placed on roofs within the community subject to the following reasonable restrictions concerning the size, place, appearance and manner of placement of such solar energy collection devices on property designated and intended for individual ownership and use.

1. Homeowners must submit plans to the ARC prior to install detailing the project for review and approval. The request should include the following;
  - a. A diagram drawn to scale by the licensed contractor installing the system showing where the panels will be installed
  - b. Photos of the roof area where the panel will be mounted
  - c. Manufacturer description of the system.
2. The preferred location for solar panels is on the backside of the home out of view from the street. The highest point of a solar panel shall be lower than the ridge of roof where it will attach. Ground mounted solar panels are prohibited.
3. Panels shall be as close to flat on the roof as possible (parallel to roof surface and flush mounted). Panel thickness shall not be over 4 inches.
4. The colors of the panel should be black including the frame that holds the solar panel.
5. Piping and electrical connections and material shall be placed in the least conspicuous space when viewed from all angles
6. If panels are no longer in use or become in disrepair homeowner must remove the entire system within 60 days and make any appropriate repairs to the home.

A variance to certain sections of this policy may be approved by the Board if these restrictions significantly increase the install price of the system or significantly decrease performance of the system subject the sole discretion of the Board. Variance requests must be accompanied by an additional bid depicting the cost of install following the above approved guidelines and a separate bid with the variance request.