



HOMEOWNERS' ENERGY POLICY

Adopted March 31, 2026

SOLAR PANELS/SOLAR ENERGY SYSTEM

An owner must submit a written application to the homeowners association to install solar panels/a solar energy system. The homeowners association will have 30 days to approve or deny an application after the date of submission. The written application must include the following information:

- (a) The owner's name
- (b) The street address of the location where the solar energy system ("the system") will be installed
- (c) Name and contact information of the person that will install the system
- (d) An image that shows the layout of the system on the owner's home.
- (e) A description of the system.

Installation requirements:

1. The system may not extend above or beyond the roof of the home by more than 6 inches.
2. The system must conform to the slope of the roof and have a top edge parallel to the roof line.
3. The system must have a frame, support bracket, or visible conduit or wiring in silver, bronze, or black.
4. The system shall not be installed in a common area.
5. The system shall not be installed on a street-facing portion of the roof
6. Ground level solar panel systems are not allowed in a position visible to neighbors or in public view from a street.

Approval of an adjacent homeowner is not required for approval of the system. The homeowners association shall not inquire into an owner's energy usage, impose conditions that impair the operation of the system, impose conditions that negatively impact any component industry standard warranty, require postinstallation reporting, require a fee for submitting an application above that which is assessed for other applications related to a change to the property, prohibit a resubmission of a written application which was denied. The homeowner's association will not deny an application to install a system because of the identity of the entity that owns the system or the financing method chosen by the owner.

The homeowner's association may deny an application to install the system or require removal of the system if one or more of the following apply: a court has found the installation of the system violates the law; the system does not substantially conform with the owner's application as approved; the installation does not comply with requirements 1 through 4 above; the system will be installed in a fenced yard or patio and the system will be taller than the fence line; the system does not comply with state and local building codes and permit requirements in the replacement, maintenance, installation or operation of an energy saving improvement or modification.

The homeowners association may require removal of the system should reasonable conditions concerning the maintenance, repair, or replacement of a damaged or inoperable system be determined by the association. Such required removal shall not be more burdensome than the conditions imposed on non-solar system energy projects.

OTHER ENERGY SAVING IMPROVEMENTS OR MODIFICATIONS

Clotheslines

Clotheslines may only be erected in a rear yard, and shall be within 25 feet of the rear of the house and shall not be within 15 feet of the side wall of the house. Clotheslines shall be used during the following hours: one hour after sunrise and one hour before sunset. Clothes lines shall not be used on Saturdays or Sundays. The height of any clothesline shall be limited to 6 feet, and shall be of a portable or retractable nature.

Heat Pumps

The unit of a ground source heat pump which attaches to the exterior of the house and any exterior unit of an air source heat pump shall be hidden from public view and shall be in conformance with specific building restrictions and general conditions found in Article IX of "Declarations of Easements, Covenants and Restrictions for "The Oaks" at Beach Lake No. 2", Building and Use Restrictions for the Subdivision, Section 4 (Y).

Any land disrupted in relation to the installation of the heat pump shall be restored to its prior condition within 30 days of completed installation.

Rain Barrels

Rain barrels may only be placed in side or rear yards and shall be concealed from public view by landscaping material approved by the homeowner's association.

Reflective roofing

Installation of any reflective roofing system, whether metal, membrane, tile or other material shall require approval of the homeowner's association and shall be in conformance with architectural guidelines found in Article VI of "Declarations of Easements, Covenants and Restrictions for "The Oaks" at Beach Lake No. 2", Architectural Control.

Solar Water Heaters

A solar water heater system must comply with requirements for a solar energy system 1-4 above.

The tank from any solar water heater must be concealed from public view and encased in a box which shall be in conformance with specific building restrictions and general conditions found in Article IX of Declarations of Easements, Covenants and Restrictions for "The Oaks" at Beach Lake No. 2", Building and Use Restrictions for the Subdivision, Section 4 (Y).

EV Charging Stations

Charging stations must be located inside a garage.