

The Reserve at Pinewood Lakes Policy Paper No. 9

Residential Solar System Installation, Design, and Maintenance

Adopted: 03-07-23

Effective Date: 03-07-23

Last Revision Date: None

Preface: The purpose of this policy is to ensure uniform installation and design of solar energy systems for residential heating and cooling in the Reserve at Pinewood Lakes.

Miscellaneous Background:

Design Guidelines for Pinewood Lakes 11-17-03

§2.12 Solar Considerations: Designer should consider passive solar opportunities. Design and setting of a house should take into account the solar space of the neighboring house, for example minimizing structure height near the north property line when a building site lies to the north. Solar collectors and associated hardware shall be an integral part of the design of the house and shall not have a 'tacked on' appearance. Placement of the solar collectors should consider the impact of glare on neighboring outdoor living spaces. Solar collector types shall be submitted for review by the Design Review Committee in the early stages of the planning of the house to verify acceptability. Collectors shall be arranged in a compact configuration and shall have the appearance of a uniform plane with a neatly finished edge.

The Reserve Design and Modification Guidelines 04-01-23

Article I - Section II - Guidelines for the most frequently requested modifications and changes - G. Solar Considerations: Items 1 through 6.

Idaho Code

*§55-115(4) - **Homeowners' Associations - Prohibited Conduct.** The Act prohibits homeowner's associations from adding, amending, or enforcing any covenant, condition, or restriction in such a way that prohibits the installation of solar panels or solar collectors on the rooftop of any property or structure thereon within the jurisdiction of the homeowner's association. A homeowners' association may determine the location where solar panels may be installed and adopt reasonable rules for the installation.*

Solar Policy

1. The homeowner should first consider all existing structures and landscaping before selecting a site for any proposed solar system.
2. The homeowner is required to submit a completed **The Reserve at Pinewood Lakes Residential Solar System Installation Application** (see below). All plans must be pre-approved by the Design Review Committee (DRC) prior to installation.
3. Unless otherwise approved by the DRC, all solar panels shall be black-on-black and non-reflective black panels. The panels shall be flush mounted to the roof with interior conduit and no exposed cables. The panels shall be mounted parallel with the roof line. Any exterior meter boxes or similar features shall be painted the same color as the exterior of the house and mounted in an inconspicuous location.
4. 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. Any exterior meter boxes or similar features

shall be painted the same color as the exterior of the house and mounted in an inconspicuous location.

5. The highest point of solar panel/shingles will be lower than the ridge of the roof where they are attached.

6. All painted surfaces will be kept in good repair.

7. Changes to adjacent property should not impede an existing or soon-to-be-installed solar system or interfere with any existing solar energy easement.

10. 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. The DRC may require bids or estimates from a second contractor in order to make an informed decision.

The Reserve at Pinewood Lakes

Residential Solar System Installation Application

Homeowner Name _____ Date _____

Phone _____ E-mail _____

Address _____ LOT _____ BLK _____ PHASE _____

Name of contractor: _____ Phone number: _____ E-mail address _____

Contractor contact name: _____

Proposed use for solar energy system:	<input type="checkbox"/> Electricity <input type="checkbox"/> Pool/spa <input type="checkbox"/> Space heating	<input type="checkbox"/> Water heater <input type="checkbox"/> Other (specify):	
Solar energy system manufacturer:	Solar energy system unit name:	Existing roof area:	Size of solar energy system:
		sq. ft.	sq. ft.

Check the boxes below to acknowledge the submittal, with this completed application, of two (2) copies of plans as specified below (including all listed details).

Site plan (minimum 11" x 17") showing:

- Address of the residence, north arrow, and scale
- Roof plan
- Location of solar panels, rooftop disconnects and equipment, and wiring.

Complete building elevations (minimum 11" x 17") showing:

- All affected elevation views drawn to scale.
- Dimensioned profile of the solar panels
- Dimensioned depiction of all electrical panels, meters, and other equipment associated with the solar energy system.
- Dimensioned depiction of all conduits, piping, or wiring on exterior walls

Solar panel installation details showing:

- Manufacturer's specifications
- Panels, pins/posts, mounting hardware, and electrical connections drawn to scale.
- Dimensioned depiction of the panel mounting
- Roof materials and connections

Note. Generally, the portion of the roof under the solar panels shall not be changed to a different material than the remainder of the roof. If a different roof material is needed under the solar panels, it shall not be visible. Attach documentation explaining why the different roof material is needed. If a different roof material is needed under the solar panels, please complete the Pinewood Lakes Homeowners Association Design Change Request Application.

Notice regarding required re-roof upon future solar energy system removal.

By checking this box, the homeowner signifies that they understand that restoration of the roof to its original style and color is required if the solar panel is ever removed.

Equipment floor plan (minimum 11" x 17") showing:

- Dimensions and location of any associated equipment to be installed within the garage or elsewhere on the property, drawn to scale.
- Label the room(s) or space where the equipment is installed.

Completed standard electrical diagram for small-scale, single-phase PV systems.

Attached to this application

City of Star building/plumbing/electrical/mechanical permit.

Attached to this application

Acknowledgement

By signing below, I acknowledge an understanding of the following declarations:

- I understand that to be considered for expedited, streamlined permitting, the project and plans accompanying this application must meet the requirements of The Reserve at Pinewood Lakes Design and Modification Guidelines.
- I understand that no work of any type shall take place unless all required permits are issued. Approval of the submitted plans is subject to the homeowner having submitted accurate dimensions and complete information. If, during construction, it is found that the approved plans did not have accurate dimensions and/or information, the property owner may be required to cease work until revised, accurate plans are submitted in accordance with the requirements set forth herein.
- I understand that all improvements shall be constructed in accordance with the approved plans. If, during construction, modifications or deviations from the approved plans are deemed necessary, such modifications shall be submitted in the form of revised plans. If these requirements are violated, the property owner may be required to cease work until revised, accurate plans are submitted in accordance with the requirements set forth herein.

I acknowledge and understand these declarations.

Homeowner's signature:

Date:
