



# Crystal Creek Home Owners Association

## Solar Installation Guidelines

The Crystal Creek HOA board adopts these installation guidelines to regulate the use of solar energy for heating, cooling and production of electricity, and to ensure uniform design and installation of solar energy systems.

1. All plans must be approved by the Landscape and Architectural Committee (AC) prior to installation.
2. If solar panels are mounted on the roof of the home, the array may be tilted or raised not to exceed 6" from the roof plane. Solar panels mounted on a roof facing a street will be allowed only if documentation is provided by the solar contractor indicating that it is the only feasible location for a solar array.
3. All components of the solar system should be integrated into the design of the home. The color of roof mounted solar system components should generally conform to the color of the roof shingles to the extent possible.
4. Pursuant to ORS 447.065, the installation of all solar systems shall only be done by a licensed installer or journeyman plumber. Applications submitted to the AC shall include the following:
  - A diagram drawn to scale by the licensed contractor installing the system showing where the system will be installed
  - Photos of the roof area where the array will be mounted
  - Material to be used and/or manufacturers description of the system, photos of the system and the color of the system
  - Where possible, photos and addresses of similarly existing systems
5. Piping and electrical connections will be located directly under and/or within the perimeter of the panels whenever possible, shall be painted to match the surface to which they are mounted, and will be as inconspicuous as possible from all viewing angles.
6. The highest point of a solar panel array will be lower than the ridge of the roof to which it is attached.
7. All painted surfaces will be kept in good repair.

8. Pursuant to ORS 105.880, 105.895, et.al, changes to adjacent property should not impede an existing or soon to be installed solar system, nor should they interfere with any existing solar energy easement.
9. In all cases, whether the solar equipment is owned by the homeowner or owned by a third party provider, the homeowner shall be fully responsible for maintenance and upkeep of all solar equipment residing on their property.

### **Variances**

A variance to certain sections of these guidelines may be granted by the AC 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, he/she must provide a minimum of two (2) bids clearly illustrating the comparative cost of installing the following solar systems:

- One bid reflecting the systems full compliance with these guidelines
- One bid clearly illustrating the desired alternative location of the system (unless the variance represents the only feasible installation location)

The AC reserves the right to require bids or estimates from a second contractor in order to make a more informed decision.

## **Summary Checklist of needed documents for HOA approval:**

- **Fill out an Architecture Change Form, available on the website [www.crystalcreekhoa.org](http://www.crystalcreekhoa.org) and attach the following documents:**
- **A letter from the solar company confirming the HOA guidelines will be followed.**
- **A copy of the permit from the county to install the solar panels.**
- **A copy of the Business license of the installing company.**
- **A copy of the 10 year roof certification.**
- **A diagram drawn to scale by the licensed contractor installing the system showing where the system will be installed.**
- **Photos of the roof area where the array will be mounted.**
- **Material to be used and/or manufacturer's description of the system, photos of the system and the color of the system.**
- **Where possible, photos and addresses of similarly existing systems.**
- **Contact your Architecture Committee person for approval.**