

RESOLUTION / POLICY SOLAR ENERGY

Banbury Meadows Homeowners Association

Eagle, Idaho 83616

July 8, 2019

A. Purpose: This Resolution formalizes the policy and architectural considerations that must be used by Homeowners/Members in regards to Solar Energy improvements within Banbury Meadows. This policy was reviewed and approved by the Board of Directors on July 8, 2019.

B. Location: This policy applies to all Homes within Banbury Meadows, Eagle, Idaho.

C. Architectural Review Committee (ARC) Application: Homeowners must submit an ARC Application (at least 30 days prior to the date work is to commence) to the Association's Management Company (DSI) requesting approval for any proposed solar energy improvement. The ARC Application can be found on the following website: <http://www.banburymeadows.org/page.cfm?name=Homeowner%20Assistance>

D. Solar Energy Policy and Architectural Considerations.

The design and placement of a solar system should take into account the preferred location of the system on the home and of neighboring houses.

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.

Passive solar systems are preferred.

All solar tubes, skylights, solar power panels or other solar devices mounting hardware, pipes, conduits and cabling shall be painted to match the house color schemes or treated to eliminate reflective glare.

The preference is for roof-mounted solar panel systems to be on the backside of the house, garage roof or the patio roof where the panels are not visible from the street fronting the house.

Roof-mounted solar panels are permitted to be on the visible street front side if the installation is orientated to the South, or within forty-five (45) degrees East or West of due South. For installation oriented other than directly South, it is the homeowner's responsibility to provide a survey or other acceptable documentation regarding compliance with forty-five degrees East or West of due South restriction.

Solar panels mounted on the existing roofs shall be installed so that the panels are flush-mounted, parallel to the roofline, to conform to the slope of the roof.

The solar panels, wiring, conduits or any exposed parts shall not be higher than the roof peak.

Solar panels with black a back-sheet are preferred. The dark back-sheet minimizes the visibility of the lines in the solar panels.

Any panel frames, support brackets, or visible piping or wiring shall be painted to coordinate with the roofing material and house color.

Ground-Mounted Solar Panels shall be avoided whenever possible. Ground mounted solar panels shall only be installed in the rear yard of homes with solid "privacy" fencing. This type of equipment is not authorized in yards with open wrought iron fences.

No portion of any ground mounted unit may exceed five feet in height from the ground below it.

Ground-mounted solar collectors shall be within the setback lines in accordance with City of Eagle Building Codes, not within any utility easements or other easements and must be concealed from neighbor's view to the extent reasonably possible.

No ground mounted devices or their components should be affixed to a block wall or wood fence.

F. Compliance: The Board of Directors and ARC are responsible for ensuring the above consideration and guidelines are followed in order to maintain and enhance the Banbury Meadows community.

This Resolution has been reviewed and approved by The Banbury Meadows Board of Directors on July 8, 2019.

FOR THE BOARD OF DIRECTORS:

John T. Bialke, President

John Boyd, Vice President

Gwen Willson, Secretary

Gary Gribben, Treasurer

Cindy Schechter

Cc: Brenda Hines, Association Manager, DSI