

KPVA Solar Panel Rule

Solar energy systems generate renewable energy by converting the sun's light energy into alternating current (AC). Knollwood Park Villas Association (KPVA) affirms it is in the community's interest to encourage the use of renewable energy systems while maintaining the character of the neighborhood. The KPVA Board supports the use of photovoltaic collection systems on rooftops that are defined on the Board-approved Solar Eligibility Map, subject to these guidelines.

PLAN APPLICATION

Solar energy systems may only be installed with advance written approval of the KPVA Board. Homeowners must include the following items with a request for a solar energy system:

1. Homeowner name, address, lot number, and contact information.
2. Installation company name and representative contact information.
3. Rated kilowatt output of a proposed photovoltaic system.
4. Manufacturer's specification sheets for the solar panels, rack system, inverter, battery (if applicable), and ancillary equipment.
5. Technical drawings to scale of the installation with plan view or equivalent of the roof showing the number and location of the panels and the related equipment.
6. Visual renderings of any associated equipment installed on the sides of the home.

REQUIREMENTS

All components of the solar system should be integrated into the design of the home.

Rooftop devices must conform to the slope of the roof.

The collector surface and mounting devices shall not extend beyond the exterior perimeter of the roof on which the system is attached.

Conduit and electrical connections shall be located directly under and/or within the perimeter of the panels, when possible, and placed as inconspicuously as possible.

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.

Visibility of any wiring or auxiliary equipment should be minimized as much as possible. All painted surfaces shall be kept in good repair.

Installed devices may not threaten public health or safety or violate any law.

Because existing trees may reduce access to sunlight and thereby decrease system performance, the Board will give special consideration to the limited removal of trees. Removed trees shall be replaced by the homeowner [in number and/or size and/or place determined by the Board] to ensure no net loss of trees.

A homeowner shall take into consideration the future height of neighbors’ trees/shrubs when planning placement of a solar energy device. Under no circumstances shall a neighbor be required to remove or prune established plantings. However, once a solar system is approved, adjoining neighbors may not build or plant structures that will obstruct solar collection, without prior approval from the neighbor owning the solar collectors.

GENERAL REQUIREMENTS

A. Permits. A building permit issued by St. Joseph County is required for the installation of all solar energy systems.

B. Compliance with Building Code - All solar energy systems shall be approved by local building code officials, consistent with the State of Indiana Building Code.

C. Compliance with State Electric Code - All photovoltaic systems shall comply with the Indiana State Electric Code.

D. Utility Notification – Grid-tied solar energy systems shall comply with interconnection requirements of the electric utility. Off-grid systems are exempt from this requirement.

E. Eligibility – Solar panels may be installed only on roof planes defined in a KPVA Solar Eligibility Map approved by the Board and included in this Rule.

F. These guidelines pertain to photovoltaic solar systems. Solar hot water heaters with external water tanks are not permitted on rooftops.

RESPONSIBILITIES

Owner is entirely and solely responsible for knowing what permits may be required, for obtaining any such permits before installation begins, and for meeting interconnection requirements of the electric utility.

The Knollwood Park Villas Association and its Board have no expertise or special knowledge regarding such systems and therefore the Association's approval for installation of any such device(s) or system is not a representation that the system chosen by an Owner is safe to use or is compatible with Owner's home, and Owner assumes and bears all risks regarding installation and use of such a system.