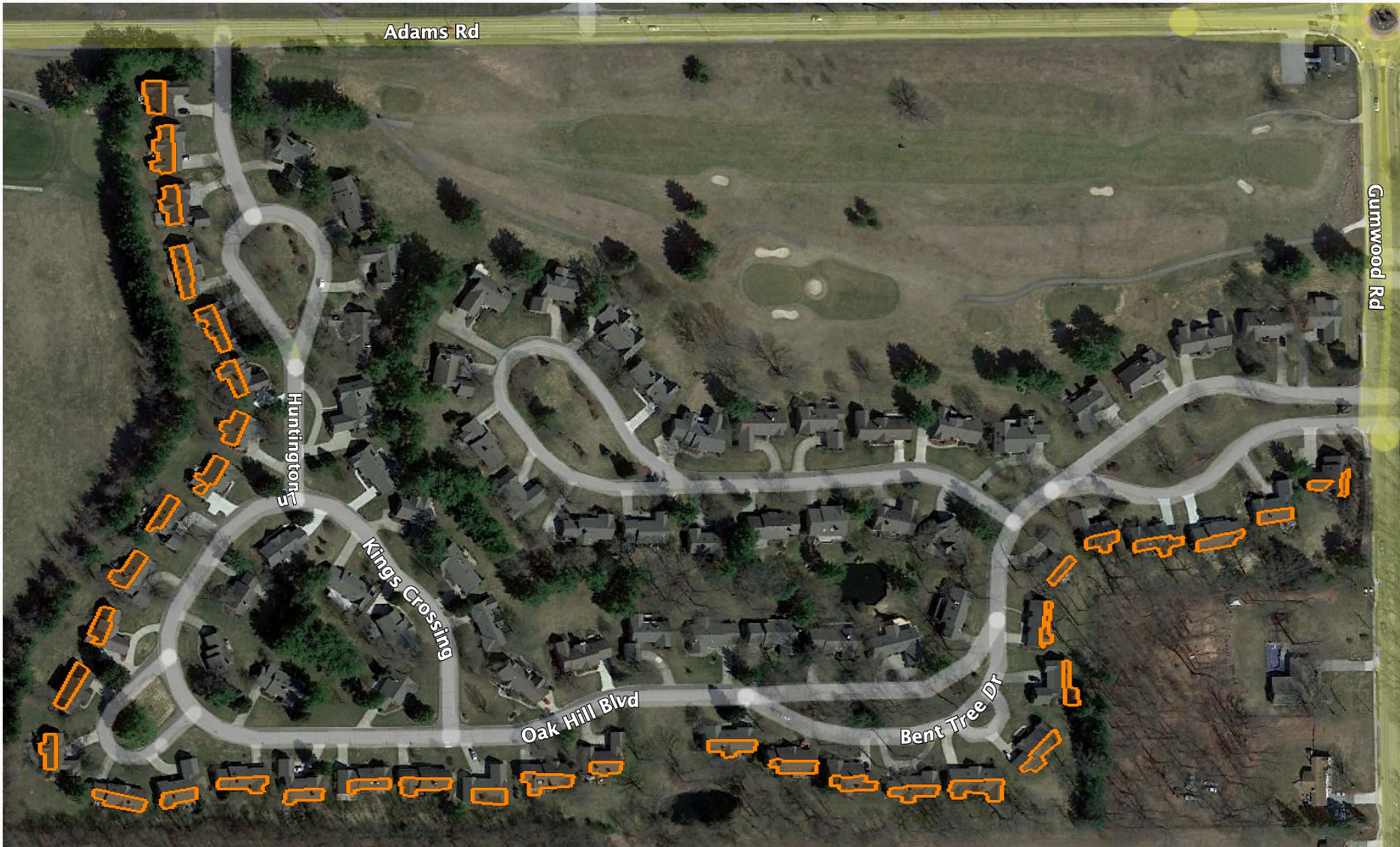


Solution for HOA

Two primary factors drive the discussion about solar panels and homeowner association Rules. First, some homeowners seek the benefits of solar arrays and want to generate renewable energy, decrease utility bills, increase home values, improve air quality, lessen the impact on creation, facilitate energy independence, and show community leadership. Second, the desire to maintain visual continuity demands that solar panels are not prominently visible in a community that does not welcome that aesthetic yet. Some people don't want to see solar panels.

The solution can be straightforward--create a map of eligibility. Show which houses have south-/east-/west-facing surfaces that are not visible from the road.



Consider a new Rule that says standard solar arrays are permissible on the roof planes defined on a map and specified in writing. Shade analysis has no bearing. These are the roof planes on which solar panels can be reasonably mounted with minimal visibility from the street.



This plan is a compromise that permits owners to embrace renewable energy while preserving the visual integrity of the neighborhood. The map eliminates ambiguity for ensuing volunteer Board members and gives homeowners certainty about whether they are eligible for solar panels.

The proposed solution gives the HOA members a means to lead. Show others how solar can be introduced with reasonable restrictions. Open up some roofs to solar panels; open up some minds to climate action.

With the adoption of this Rule, the map locks in those vetted roof planes as the limit of solar arrays. Admittedly, some homes remain ineligible for solar arrays, and some homes may be eligible but are permitted an insufficient amount of available rooftop to go solar.

Any modification of the map would require a Rule change per Bylaws.

Steps:

- Create maps that highlight roof planes to be deemed solar eligible.
- Share maps with homeowners, who can offer input including objections and affirmations.
- Write proposed new solar panel Rule, with restrictions.
- Vote to replace the current prohibition on solar panels with the proposed map as the basis of eligibility in a new Rule.
- Give all homeowners information on sourcing their electricity from renewable sources.

Note: A criteria for the inaugural map is that the solar panel surfaces are not appreciably visible from the street or from another home's back window. To be clarified are the sight lines on the back sides of the deep bend between Bent Tree and Windsor Manor (Covington), and perhaps near the slight bend of Huntingdon.

North is up.

