

**Lake Forest Lot Owners Association
Residential Solar Panel Policy**

General

There has been an increased interest in the installation and use of solar panels by members of the Lake Forest community. The Lake Forest Lot Owners Association (LFLOA) Board believes it is important to support the use of solar panels. However, the Board also feels it is important to ensure that solar panel usage is reasonably controlled with respect to appearance and location to protect home values and the community as a whole from unsightly equipment and/or installation. Accordingly, the LFLOA Board, pursuant to its authority to regulate all exterior home and lot modifications under Sections 7 and 8 of the Consolidated Deed Restrictions and Protective Covenants of the Lake Forest Subdivision (the “CDRPC”), developed this solar panel policy (this “Policy”), which details system guidelines and the approval process.

System Guidelines

To ensure the consistent use and placement of solar panels, the following guidelines have been developed:

- 1) Only roof-mounted, commercially-manufactured panels may be used.
- 2) Panels may only be installed on the back side of a home.
- 3) No portion of panels or supporting equipment/connections, supporting hardware, etc. may extend below the gutter/soffit area or above the established roof ridge line.
- 4) Solar panels must be stationary, low profile/flush mounted, and manufactured with low-glare glass.
- 5) Solar panels must be dark in color and non-glare. All roof-mounted supporting material must match, or be painted to match, the color of the roof material.
- 6) External hardware/supporting devices must be concealed in a manner satisfactory to the LFLOA Architectural Enforcement Committee (AEC).

AEC Approval Process

Petitioning residents must complete the Solar Panel Project Approval Form located on the LFLOA website and provide supporting documentation for approval consideration. Project approval may take up to four (4) weeks or more. Homeowners may not begin panel installation before they receive written AEC approval.

Submission of the project approval form will require the development of a scale, plan view sketch of the home, the proposed panel coverage area, and delineation of orientation on the roof. Solar panel product information must be included in the submission with details of length x width x height, estimated power output, and final mounting height above roof shingles.

Other Approvals

Written AEC approval only represents a determination that your proposal complies with the CDRPC and this Policy. It is the lot owner’s responsibility to ensure the project complies with all applicable federal, state, and local laws and codes including, without limitation, building, plumbing, electrical, and other applicable regulations. The homeowner is responsible for securing all necessary permits and inspections.

Disclaimer

Homeowners are urged to check with their home builders or insurance companies prior to installation of solar panels to determine how such installations could impact their roof warranties or other aspects of their structures. The LFLOA is not liable to property owners for roof damage or for effects to roof warranties. The LFLOA has no expertise or special knowledge regarding such systems, and, therefore, the AEC’s approval for installation of any such device or system is not a representation that the system chosen by the homeowner is safe to use or is compatible with the owner’s roof. The homeowner assumes and bears all risks regarding installation and use of such a system.

Approved by the LFLOA Board on August 12, 2018