

Interim Policy Pending Community Survey Results¹

Building Guidelines and Policies Manual
Section T: Geothermal and Solar Power Systems

Geothermal and Solar Power Systems

Geothermal and Solar Power Systems are allowable with CCARB approval. Applications for approval must include specifications and photographs of selected system, installation plans and site drawings, and material choices, colors, and must meet the standards of the community as determined by community input, POA and the CCARB.

Geothermal systems must be closed-loop systems to avoid interference with ground water levels. All above-ground components must be screened from adjacent properties and street subject to approval by the CCARB. A vegetative buffer alone is not acceptable.

Solar Systems: Solar Panel power systems installations including Solar Shingles by design will be visible external modifications to properties and structures and as such must meet the standards by the community. Efforts must be made to make the solar energy system an integral and harmonious part of the architectural design of the residence. Visibility of any plumbing, wiring, or auxiliary equipment should be minimized as much as possible. All system components visible from areas open to common or public access and not involved in energy production should be painted with an approved solar panel technology solution or screened to blend with roof coloring. The roofing colors that allow for the best blending of current solar panel blending is black or charcoal grey. Based on the availability of the technology, panels that deviate from this color must be skinned for better visual harmony with the roof. Solar panels may not have a shiny finish, due to the resulting glare from that surface.

General Requirements. A Solar Energy System installed on homeowner property shall meet the following general requirements:

- (a) A completed Architectural Review Board Application, complete with a layout (with dimensions) of the proposed location of the panel including auxiliary equipment, how the system will be mounted, color samples and a description of any auxiliary equipment, color samples and photographs or

¹ Final guidelines from the community survey conducted during December 2019 will be incorporated into this policy. These guidelines will be reviewed during the POA Roundtable meeting on January 27, 2020.

manufacturer literature for all proposed system components including specifications and materials must be submitted in writing to the Architectural Review Board for review and approval.

- (b) Energy Systems shall not be installed on any homeowner property until all permits and approvals required by law have been issued. Plans must be installed in conformance with all applicable governmental rules, laws, regulations, and ordinances, including but not limited to applicable zoning, building, and fire codes
- (c) The homeowner assumes all risk and responsibility for maintenance of their Solar Energy System and neither golfers nor the Coosaw Creek Golf Club or Owners Association are responsible for potential damage or loss to the systems
- (d) Each Solar Energy System must be maintained in good repair and working order. Any Solar Energy System damaged, destroyed, or disused must be removed or repaired within ninety (90) days after such initial damage, destruction or disuse. It is the responsibility of the homeowner to ensure the stability of the roof for such installation and wear or tear that result from this installation are the responsibility of the homeowner in the specified timeframe. All surfaces will be kept in good repair and is the responsibility of the homeowner.

Standards for Residential Building-Mounted Solar Energy Systems. Each Solar Energy System shall meet the following standards. The system

- (a) Shall only be installed on the roof of the primary residential structure.
- (b) Should be located in a position least visible from any street or common area. Panels are not allowed on the front of the house.
- (c) The installation must be parallel to the plane of the roof or otherwise conforms for the slope of the roof and must maintain the existing pitch of the roof
- (d) Must not extend beyond the perimeter boundary of the roof section to which it is attached.
- (e) Shall not exceed the existing roofline in height
- (f) Piping and electrical connections will be located directly under and/or within the perimeter of the panel and invisible from all street angles.
- (g) Solar panels, frames, plumbing, wiring, must blend with roof and structural materials and colors subject to approval by the CCARB. Black panels, which is currently the most available color, generally blend on roofs that are grey or black. Solar screens may be required for panels that do not easily match with the color of the roof.