

4.32 - Anthology West Solar Panel Guidelines:

These guidelines aim to strike a balance between encouraging sustainable energy solutions and preserving the visual harmony and well-being of the entire community.

- **Application Process:**

- Homeowners interested in installing solar panels must submit a written application to the **Architecture Review Committee**
- Include detailed plans, specifications, and the placement of solar panels on the property.

- **Design and Aesthetics:**

- Solar panels should be aesthetically integrated into the design of the home and should not significantly alter its appearance.
- Ensure the color and material of the solar panels coordinate with the existing roof and exterior elements.
- Conduit from the panels to electrical boxes must be painted to match the roof / siding color, or hidden within the structure

- **Placement:**

- Install solar panels on the least visible side of the property from the street, whenever possible.

- **Roof Compatibility:**

- Assess the structural integrity of the roof before installation to ensure it can support the added weight of solar panels.
- Solar panels should not compromise the integrity or warranty of existing roofing materials.

- **Maintenance:**

- Homeowners are responsible for the regular maintenance and cleaning of their solar panels to ensure optimal performance.
- Promptly address any necessary repairs to prevent aesthetic or structural issues.

- **Glare:**

- Solar panel installations should not generate glare that could disturb neighbors.
- Implement measures to minimize glare, especially if the installation faces common areas or neighboring properties.

- **a. Glare Control:**

- Design and position solar panels to minimize glare that could adversely affect neighboring homes or common areas.
- Use anti-reflective coatings or other glare-reducing technologies when available and practical.
- Conduct a glare assessment by a qualified professional before approval, considering different times of the day and seasons.

i. Neighbor Consultation: - Consult with neighbors to address and resolve concerns related to glare. - The HOA may facilitate a meeting or discussion to address and resolve concerns raised by neighbors.

ii. Screening Options: - Explore options such as installing non-reflective screens or landscaping features to minimize glare. - Use aesthetically pleasing screening materials that complement the overall neighborhood appearance.

iii. Resolution of Glare Complaints: - In the event of glare concerns, the HOA will initiate a dispute resolution process to address and resolve the issue. - The HOA may require the installation of additional glare mitigation measures, or movement / removal of panels at the homeowner's expense if necessary.