

**RESOLUTION
OF THE
MEADOW MOUNTAIN HOMEOWNERS ASSOCIATION, INC.
REGARDING SOLAR PANELS**

SUBJECT: Adoption of a policy regarding Solar Panels.

PURPOSE: To adopt a policy regarding the installation and regulation of Solar Panels.

AUTHORITY: The Declaration, Articles, and Bylaws of the Association, and Colorado law.

EFFECTIVE DATE: January 8, 2018

RESOLUTION: The Association hereby adopts the following Policy as set forth below:

1. Definition. "Solar Panel" means a solar collector or other device or a structural design feature of a structure which provides for the collection of sunlight and which comprises part of a system for the conversion of the sun's radiant energy into thermal, chemical, mechanical, or electrical energy.
2. Solar Panels. Any homeowner wishing to install a Solar Panel on any portion of the exterior of a home unit must, prior to any such installation, obtain the advanced written approval of the Association. Pursuant to Colorado law, the proposed installation of a Solar Panel on the exterior of a home will be approved by the Association subject to the following:
 - a. Solar Panels shall be placed in a location on the lot so as to minimize their visibility from adjacent lots and, if installed on the roof of a structure, shall be integrated into the design of the roof.
 - b. Roof mounted Solar Panels shall be mounted parallel to the roof with a maximum spacing of four (4") inches above the roof. Solar Panels shall be low profile and black or solar bronze in color. No portion of the device shall extend above the existing roofline.
 - c. The preferred location for the installation roof mounted Solar Panels shall be the rear-yard facing portion of the residence roof.
 - d. Any Solar Panels installed on the roof must closely match the color of the existing roof shingles.
 - e. Solar water heating devices and other affixed solar collection devices shall have all plumbing equipment, hoses, wires, cables, pipes and any other associated installations and equipment covered, painted, routed and installed so as to

minimize their aesthetic impact. No portion of such equipment shall extend above the roofline, and all such equipment shall be restricted to the being located at the rear of the residence.

- f. All ground mounted Solar Panels shall be integrated into the existing landscaping system and shall be no more than three (3') in height from the ground up. Such ground mounted Solar Panels shall be restricted to the rear yard within the area created if the side walls of such residence were extended back to the rear boundary line of such lot.
- g. All Solar Panels shall be installed according to applicable safety requirements as required by any applicable building code or recognized electrical safety standard for the protection of persons or property. Likewise, all rules and regulations of applicable local governmental authorities shall apply. In the event that the local zoning or building regulations do not allow the installation of Solar Panels, the Association shall likewise disallow same.
- h. The Association shall also consider other aesthetic aspects of Solar Panels including the dimensions, placement, color, or other external appearance to ensure that all Solar Panels comply with applicable restrictions contained in the Declaration or Design Guidelines.
- i. Notwithstanding the above, no restriction or criteria placed on Solar Panels by the Association may significantly increase the cost of the device or significantly decrease its performance. In the event it is determined that any such restriction or criteria significantly increases the cost of the device or significantly decreases its performance, the Association shall reasonably alter such criteria or deviate from same on a case-by-case basis.

3. Limitations.

- a. The prior written approval of the Association is required for the installation of Solar Panels.
- b. Owners remain obligated to comply with any local municipality requirements with respect to installation of Solar Panels. Approval from the Association does not negate compliance with any such requirements.

PRESIDENT'S

CERTIFICATION: The undersigned, being the President of the Association, certifies that the foregoing Resolution was approved and adopted by the Board of Directors, at a duly called and held meeting of the Board of Directors of the Association on January 8, 2018, and in witness thereof, the undersigned has subscribed his/her name.

**MEADOW MOUNTAIN HOMEOWNERS
ASSOCIATION, INC.**

a Colorado nonprofit corporation

By:



President