

Guidelines for Solar Devices in Vactor Ranch

Due to residents' requests for information about adding a solar energy device (SED) to their homes, the Architectural Review Committee (ARC) of the Vactor Ranch Community Association (VRCA) has adopted the following guidelines for the installation of SEDs. These guidelines have been reviewed by the Vactor Ranch attorney who advises that the Association cannot "effectively prohibit" such devices, but the Board has the right to adopt rules which can mitigate the impact such devices have on the community and the other lot owners. These are NOT strict rules and may be amended from time to time. They are designed to provide homeowners with suggestions on how to develop their applications for architectural approval in such a way to maximize the approval process while mitigating the visual impact on neighbors and on the community as a whole.

#1 -Per the VRCA CC&R's, an approved Architectural Review Form IS required prior to construction of any device (including SEDs) on a residence as follows:

Section 2.03 of the VRCA CC&R's states:

No exterior devices, additions, structures or accessory buildings other than initially installed by Developer shall be constructed on the exterior of a Dwelling Unit (including the roof) without the written authorization of the Board.

Further, Section 3.05 of the VRCA CC&R's prohibits:

. . .any exterior addition to, or change in, or alteration of, said Owner's Dwelling Unit, or the exterior color scheme thereof, be made until the plans and specifications showing the nature, kind, shape, height, materials, color, and location shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board, or by an Architectural Committee.

Finally, Section 2.11 bans "Unsightly Articles" and under Section 3.05, the Board is the final arbiter of what is considered "Unsightly".

#2 - Any homeowner who desires to install any SED on the Lot must submit plans and specifications to the ARC for its approval prior to entering into any contract with an SED contractor for such installation. All plans must show the location of such devices on the Lot and/or on the home. Solar panels should be placed on the ground in a screened area (such as walled back yard) whenever possible and may only be placed on the roof if there are no ground-based alternatives. They should never be placed on the ground side of the house nearest the street unless a walled area has otherwise been approved. If placed on the roof, they must be placed in such a way as to minimize visibility from the street whenever possible.

If the SED has glass panels they must not reflect sunlight onto any other Lot or create bright reflections that might negatively impact others. All material supporting the devices should be colored or anodized to match the roof color or wall color as is appropriate or when adjacent to the panel(s) they may be painted the panel color if black. No reflective bright work will be permitted. Any SED placed on the roof must be placed as close to the roof as possible and be slanted with as low a profile as possible which permits it to be effective. All solar installations will be reviewed and approved in accordance with the current Arizona statutes and requirements in effect at the time of the review by the ARC.

#3 - In evaluating any application for the installation of an SED the association may obtain the services of a licensed solar energy contractor to assist the architectural committee in reviewing the proposed system. It is the policy of the association to allow SED's to be installed on the Lot in the least conspicuous location on the Lot. The purpose for installing the SED is to fulfill the electricity needs of the Owner. It is not for the owner to engage in an enterprise which provides a profit to the Owner. Thus, the scope of the SED will be limited to ensure that up to 100% of the owner's needs will be met, without the addition of more SED's on the Lot to assist the owner in generating more than 100% of the Owner's electric needs with the goal of generating additional power to be sold by the Owner to the utility company. Any charges incurred by the ARC to obtain the assistance of a licensed solar energy contractor to evaluate the plans and advise the ARC will be assessed against the Owner who is submitting the plans for the proposed SED system.

#4 - In addition to other required submittals, submit the following for approval:

- (1) A copy of the site plan showing the house, roof diagram, and proposed location of solar devices and auxiliary equipment;
- (2) Elevation drawing of house showing what the installed devices will look like;
- (3) Manufacturer photographs or cut sheets of all components including dimensions, colors, and materials; and
- (4) Plans of proposed landscaping or attractive screening for outside control devices that are attached to the wall of the house and ground-mounted devices. Homeowners may replace existing ACC-approved solar devices with new devices of a similar size and appearance without making a new application to the ACC.

These guidelines were approved by the Board of Directors at its meeting on **March 26, 2013**. As of the date of approval these guidelines are in accordance with A.R.S. §33-439 and A.R.S. §33-1816, but may be amended from time to time by the Board of Directors. Any Owner wishing to install a SED should contact the Architectural Review Committee for the most up-to-date version of the Rules.