

# **Greenfield Farms Homeowners Association**

## **Renewable Energy Sources and Systems - Solar Panel Policy Guideline**

### **Purpose:**

This policy aims to establish guidelines and procedures as spelled out in the “Declaration of Covenants, Conditions, Easements and Restrictions (CCER) of Greenfield Farms (GFF)” for the installation, maintenance, and removal of solar panels within the community, ensuring compliance with “architectural characteristics” of GFF and safety regulations while ensuring the use of renewable energy sources.

In this document, we are considering and referencing heating and photovoltaic (PV) systems.

New Hampshire state laws do not currently restrict Homeowners Associations (HOA) from preventing solar panel PV installations. GFF HOA encourages homeowners who elect to install solar panels to do so in compliance with the GFF’s HOA CCERs and in accordance with this policy guidance letter.

### **Eligibility:**

All homeowners within the community are eligible to install solar panels on their properties, subject to compliance with the guidelines outlined in this policy and the HOA CCER.

**Article IV, Sections 1 & 9, and Article V, Sections 18, 19, and 35 of the CCER.**

### **Approval Process**

Any installation or use of a solar energy system requires approval from the GFF Architectural Review Board (ARB).

The application for approval will be processed and approved by the ARB in the same manner as an application for approval of an architectural modification to the property.

### **Compliance**

Strict compliance with the following sections of the CCER is required to maintain and enhance the existing architectural characteristics of the neighborhood, as laid out in **Article IV, Section 1 & 9 and Article V, Sections 18, 19, and 35 of the CCER.**

### **Installation Requirements and Guidelines:**

1. Homeowners must submit a written application to the HOA for approval before installing solar panels (of any kind). The application must include the following:
  - a. A detailed plan showing the location, size, color, wiring, and orientation of the solar panels.
  - b. Solar panels and solar panel frames must be black in color.
  - c. Specifications of the solar panels and mounting equipment.
  - d. A timeline for installation and any necessary construction.
2. Only flat roof-mounted systems on the main dwelling (panel or shingle) and backyard flat-mounted pergola installations are acceptable per this solar policy guideline. Any other configurations that may exist in the neighborhood (unless previously approved) are not permitted.
3. Panels should be installed on rooftops in areas that do not obstruct neighbors' views or violate property lines.
4. The potential visual obstruction of a pergola-mounted system should be minimized.
5. The plane formed by the panel itself cannot exceed 10 degrees of angle from the horizontal.
6. Only one pergola per home will be approved and the total square footage installed cannot exceed 225 square feet.
7. Roof solar shingles should blend in with the existing roof or surroundings and preferably have a sleeker aesthetic rather than a bulky appearance.
8. The installment of roof solar shingles should mirror the dimensions of a non-solar roof-mounted shingle.
9. Installation should be consistent with all applicable town and NH state laws, current electrical codes, and regulations, and mimic professional installation.
10. Accessory equipment, panels, and wiring should be installed neatly, unobtrusively, and if possible, out of the line of sight from the street.
11. For new solar technology not outlined in this policy guideline, the homeowner is obligated to supply all necessary documentation regarding new solar technology, specifications and cut sheets that will be reviewed by the ARB before any approval is granted.

### **Maintenance and Repairs:**

Solar panels must comply with all local building codes, zoning regulations, and safety standards.

Homeowners are responsible for the maintenance and upkeep of their solar panels. Repairs and, or replacements should be done promptly and in accordance with manufacturer guidelines to avoid unforeseen conditions and safety issues that may pose a risk of damage to neighboring properties.

### **Removal:**

If a homeowner decides to remove their solar panels, they must notify the HOA in writing.

The homeowner is responsible for restoring the property to its original condition at their own expense.

**\*GFF BOD Approved on Wednesday, July 24, 2024\***