

ARCHITECTURAL RULES, REGULATIONS & GUIDELINES – WYNDHAM RIDGE
SOLAR ENERGY DEVICES

1. APPROVAL OF INSTALLATION

- a. Professionally installed solar equipment and panels are allowed with ACC approval. Detailed plans for installation and placement of any solar panel / energy device must be submitted to the Architectural Committee for review and receive written approval from the Association prior to such installation.
- b. Installation must be performed by a contractor from Columbia Water & Light's list of approved solar contractors. The approved list can be found at <https://www.como.gov/utilities/columbia-power-partners/residential-programs-and-tools/approved-solar-contractors/>.
- c. A Columbia electrical permit may be required for the installation of such device and ancillary equipment. Proof of such permit is required before installation begins. Furthermore, proof of a passing final code inspection is required upon completion of installation as soon as reasonably possible.

2. APPROVED TYPES

- a. Only commercially or professionally made devices are allowed. "Home made" devices will not be permitted due to the safety and aesthetics aspects of such devices.
- b. Roof-mounted panels are permitted subject to the location/placement restrictions outlined in Section 3.
- c. Free-standing or ground-mounted panels are prohibited.

3. APPROVED LOCATION / PLACEMENT

- a. Solar panels should be an integrated part of the roof design and mounted directly to the roof deck or if mounted on or over the existing roof tile, should be flush with the slope of the roof. Solar units must not break the roof ridgeline. Panels must have a top and bottom edge parallel to the roofline on which it is located.
- b. Solar equipment should not be installed on a roof surface along a residential street (i.e. a front or side roof surface). The Association realizes that some corner lots may not have adequate roof surface area to meet the consumption needs of the home based on these restrictions and requests will be considered on a case by case basis.
- c. No exposed conduit may be installed on the roof. No inverters may be installed on exterior of the home structure.
- d. No topping or removal of trees in neighborhood common areas shall be allowed to increase solar exposure.

4. APPROVED CONSTRUCTION / FINISH

- a. All roof mounted equipment, (excluding the face of the solar panels), must match the color of the roof material. Exposed surfaces such as any frame or supports for panels but excluding the exposed collector panel face itself must be painted to match, or the color of the materials used must match, the surface on which it is mounted.
- b. All exterior plumbing lines shall be painted to match, or the color of the materials used must match, the color of adjacent roof material and walls. Aluminum trim, if used and visible, should be anodized or otherwise color treated to blend into the surroundings as much as possible.

5. MAINTENANCE

- a. Homeowners will ensure that all surfaces of such devices or equipment, whether painted or colored materials, are properly and timely maintained to prevent peeling and cracking of paint or loss of coloration or other deterioration to the point where the equipment becomes unsightly and/or incompatible with the aesthetic standards of the community.