

HIGHLINE COURT HOA Guideline

SOLAR ENERGY DEVICES

Design Review Committee approval is required. While the Association encourages the use of energy devices that are based on renewable resources, it must balance that use with its responsibility to improve and enhance the attractiveness, desirability and safety of the community. Therefore, consistent with Colorado Revised Statute § 38-30-168, and the terms and conditions of the Declaration, Committee approval is required for all roof-mounted devices, including solar devices, and the following standards shall apply with respect to the installation, maintenance, and use of roof-mounted devices and solar devices. "Solar device" shall mean a solar energy device as defined in Colorado Revised Statute § 38-32.5-100.3(2).

A. Location; Installation In connection with obtaining the Committee's approval of any roof-mounted device or solar device, the Owner shall provide the Committee with the following information: (i) the location that the device is to be installed on the property/structure, (ii) the type of device to be installed, (iii) the dimensions of the device, (iv) the proposed color of device, and (v) a pictorial/brochure of the device (if available). Following the Owner's submission of the required information, the Committee will either approve or deny the specific location for the installation of the device as requested by the Owner, or, if feasible, determine an alternative location, based on the following criteria:

- To the maximum extent possible, a roof-mounted device or solar device shall be installed as so to minimize its exposure when viewed from any other Privately Owned Site, Common Area, street, or from the surrounding community unless to do so will have the effect of substantially interfering with the use of the device or significantly increasing the cost of the device.
- The preferred location of the device shall be on the back roof of the residence and below the peak of the roof. Alternatively, the device may be pole-mounted in the rear area of a private yard below the fence-line and, to the maximum extent possible, shall be screened from the view of others by landscaping materials.
- All devices shall be installed flush with the roof unless to do so shall have the effect of prohibiting the collection of solar energy.
- The total number of solar panels and other apparatus installed shall not cover more than 75% of any given roof section, unless to do so will have the effect of prohibiting the collection of solar energy.

The Committee will review other suggested locations/installations if the above are not feasible; provided, however, the Committee may require the applicant to provide the Committee with a written statement by a solar energy expert that the restrictions imposed

by the Committee will have the effect of (i) substantially interfering with the collection of solar energy, and/or (ii) significantly increasing the cost of the device. In that case, the Committee will permit variances to these requirements to the minimum amount as is reasonably required to allow the device to function properly and to minimize any increase in the cost of the device of the Owner.

All installations must comply with all applicable building codes and other governmental regulations, and must be secured so that they do not jeopardize the safety of residents or cause damage to adjacent properties.

B. Aesthetics The Association encourages the Owner to select equipment that is aesthetically acceptable in the community and integrates with the residence and surrounding landscape to the maximum extent possible, keeping in mind the design and roofline of the residence on which the device is to be installed. The color of the device and exposed pipes, panels and other apparatus must be approved by the Committee. The device shall have flashing colored or painted to closely match the adjacent roof color. Poles shall be painted a matte color to blend with surrounding landscape. All glazing shall be solar bronze or black with no white or clear glazing allowed.

C. Removal Equipment removal requires restoration of the installation location to its original condition. Owners shall be responsible for all costs relating to restoration.

D. Effect of Approval Committee approval in no way should be construed as a representation, guarantee, or warranty, etc. by the Design Review Committee or Highline Court HOA that collection of solar energy shall be adequate for the Owner's needs or that roof-mounted or solar devices will remain undisturbed by vegetation or improvements located on surrounding properties.

Approved March 9, 2010