

# Wedgewood Hills Homeowners Association

## SOLAR ENERGY POLICY

Solar Energy Collection Devices, as defined by Ohio Revised Code 5312.16 (“SECD”), including, but not limited to, solar panels, must be installed in a rear-facing, roof-mounted array; except as otherwise provided, installations that are visible from the street associated with the Lot’s address are prohibited. For purposes of corner Lots, the “rear” roof is in relation to the front door. SECD are not permitted to be mounted anywhere on the Lot except the rear roof. All installations are prohibited until the Board approves the request in writing.

All components of the SECD must be compatible with the design of the dwelling. For purposes of this guideline, examples of compatibility include, but are not limited to, the following: the color of the SECD system components must be the same color of the dwelling roof shingles to the greatest extent practical. Photovoltaic / solar “shingles” that mimic the look of a composite shingle are acceptable but must match the color of the current dwelling roof shingles as much as is practical. Piping, electrical connections, or other lines or wires must be located directly under the system and/or alongside the perimeter of the system, when possible, and placed as inconspicuously as possible so that there is no exposed piping, electrical connections, or other lines or wires when viewed from all angles of the Lot. The highest point of a SECD array must be at least two feet lower than the ridge of the roof where it is attached. The SECD must be installed in an uninterrupted rectangular pattern.

Applications for photovoltaic / solar energy systems submitted to the Board must include the following:

1. Submit 2 complete applications including diagrams that are “drawn to scale” that are professionally prepared by the licensed (if necessary) contractor installing the system showing where on the dwelling roof the system will be installed. The drawings must include the dimensions of the system and roof;
2. Photos of the roof area where the photovoltaic / solar energy system will be installed;
3. Provide a clear written statement explaining the drawings and photographs;
4. Provide manufacturer’s description of the system, series, style and color of products. Include brochures and cut-sheets of specified products;
5. Documentation (i.e. drawings and photos) depicting any proposed changes to landscaping or other exterior modifications to the Lot or dwelling to accommodate the photovoltaic / solar energy installation.