

**SOLAR PANEL INSTALLATION GUIDELINES &  
CONDITIONS OF APPROVAL  
ATTACHMENT A**

**\*\*ADOPTED JULY 2, 2014\*\***

1. City permit required.
2. Full set of plans are required for board review.
3. Plan set must include black framed solar panels with a positive tolerance of +5. Equipment specification sheet must be provided.
4. Plan set must include solar station with flashing. Hanger-bolts with caulking are not authorized.
5. Homeowner will assume responsibility of all roof leaks.
6. Homeowner will be responsible for removal and replacement of solar panels when the sloped roof is to be replaced.
  - a. Sloped roofing project for Casa De Laguna will start around April 2023, subject to schedule changes.
7. Homeowner will be responsible for roof repairs if the solar panels are removed from the roof for any reason, such as moving, selling the home, etc.
8. The Board has the right to review the solar panel placement and homeowner power requirement at the time of the installation.
  - a. The Board intends to limit the view of the solar panels from Bassano East and West when possible.
9. No solar panels are to be installed on flat roofs. NO EXCEPTIONS.
10. The solar panel frame must be powdered black, no clear aluminum. The solar panels are to be the standard dark blue.
11. (If applicable) Inverter must be installed in the garage or the patio.
  - a. The preference is to have it installed in the garage, however inverters needing to be installed in the patio will be reviewed and approved on a case by case basis.
  - b. Conduit that runs from the inverter to the electrical panel, must not be seen and/or mounted on the exterior of the building.
12. In the case of a foreclosure, the solar company of record must be willing to do the following:
  - a. Contract with the lender or the new homeowner.
  - b. If the lender or new homeowner is not interested in having the solar panels remain on the home, the solar company, at their own expense, must remove the solar equipment from the home and restore it to the “as-built” condition prior to the installation of the solar panels.
    - i. This includes ensuring that the roof is repaired using like materials and a licensed roofing contractor completes the repair.
      1. The Board and/or Architectural Committee have the right to review the selected roofer and recommend other roofing contractors to complete the work.
    - ii. This also includes ensuring that the electrical panel is brought back to its “as-built” condition.