

Solar Panel Guidelines

Based on Idaho House Bill 158 (Section 55-115, Item #4), the Rockbridge Homeowners Association has established the following policy regarding the installation of residential solar power systems:

1. Approval

- a) Per CC&Rs Article X (Architectural Review), all solar power system projects must be approved in writing by the Architectural Review Committee (ARC), prior to any construction activities and shall be treated as 'exterior changes/additions to the property' for ARC approval purposes.
- b) Applications submitted to the Architectural Committee should include the following:
 - i. Photos of the roof area where the array will be mounted.
 - ii. A scale diagram by the contractor installing the system showing where the system will be installed.
 - iii. Photos or drawings showing the specific proposed locations of any system infrastructure located on the exterior of the residence (inverter panels, etc.).
 - iv. Material list and/or manufacturer's description of the system, photos and/or pictures of the system and color of the system.
 - v. Where possible, provide photos of similar existing systems as examples.

2. Locations

- a) Solar panel installations should be mounted on existing roof space wherever possible.
- b) Solar panels may be surface mounted (ground or walls of the residence) in the rear of the residence if not visible from the street or common areas.

3. Requirements

- a) No portion of the system shall in any way encroach on adjacent properties or common areas.
- b) Solar panel installations must be approved and installed according to any and all local building codes and city ordinance.
- c) Roof-mounted panel designs must conform to existing roofline geometry and the highest point of a solar panel must be lower than the ridge of the roof where it is installed. Systems which do not have flush mount solar panels retaining the same angle as the existing roofline are not allowed. The panel distances above the existing roof surfaces are to be minimized, as practically possible.
- d) All components of the system shall be integrated into the design of the house and conform to the color of the roof, trim and siding. The color of the panels, frame and trim of the support structure will be limited to black, brown, grey or non-reflective metallic and must match the existing shingles as close as possible.
- e) Any exposed electrical conduit, wiring or utility boxes should be made to be inconspicuous as much as possible and must be colored (or painted) to match the roof, wall, fascia or other background. If the solar company prohibits painting of boxes, they must be installed within the garage or home.
- f) For solar panel systems not installed on a rooftop, no portion of the system may extend above the top of the fence. If the fence is not a solid privacy style which blocks the view of the system, the association may require the system to be placed in a location behind a structure or otherwise require visual screening or may require additional screening from public view or common areas.