

BARRINGTON TRACE HOMEOWNERS ASSOCIATION, INC.

RESOLUTION OF THE BOARD OF DIRECTORS

Solar Energy Equipment

WHEREAS, Article 6, Section 6.1 of the Declaration of Protective Covenants, Conditions, Restrictions and Easements for Barrington Trace (“Declaration”) requires Owners of Lots at Barrington Trace (as defined in the Declaration) to obtain approval from the Board of Directors (“Board”) of the Barrington Trace Homeowners Association, Inc. (“Association”) for any exterior construction, addition, or alteration to structures on Lots; and

WHEREAS, Article 7, Section 7.19 of the Declaration contemplates the possible installation of solar energy collector panels and related hardware, or other energy conservation equipment, on Lots by Owners, provided such equipment are constructed or installed as an integral and harmonious part of the architectural design of a structure, as determined in the sole discretion of the Board; and

WHEREAS, Article 6, Section 6.2 of the Declaration authorizes the Association’s Board of Directors to establish guidelines and procedures regarding exterior modifications to structures on Lots; and

WHEREAS, the Board believes that it is important to establish such guidelines and procedures for the installation of energy conservation and solar energy equipment on structures on Lots;

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of Barrington Trace Homeowners Association, Inc. hereby sets forth and adopts the Solar Energy Equipment Guidelines and Procedures attached hereto as Exhibit “A” and incorporated herein by reference, which shall be effective as of the date set forth below, and which shall govern and supersede any prior rules or regulations regarding solar energy equipment and devices, and any other rules or regulations which specifically conflict with the provisions hereof.

RESOLVED AND ADOPTED by the Board of Directors of Barrington Trace Homeowners Association, Inc. this 12 day of May, 2022.

BARRINGTON TRACE HOMEOWNERS ASSOCIATION, INC.

By: Virgil L. Smith (Seal)
President

Attest: _____ (Seal)
Treasurer

[Corporate Seal]

SOLAR ENERGY EQUIPMENT GUIDELINES AND PROCEDURES

The Board of Directors of Barrington Trace Homeowners Association, Inc. adopts these Guidelines and Procedures to promote the use of solar energy, to provide uniform policies for the installation and appearance of exterior solar energy equipment and devices on Lots at Barrington Trace, and to provide guidance to Owners for submitting and obtaining approval for the exterior installation of solar energy equipment and devices. These Guidelines and Procedures do not eliminate the requirement for prior written approval for such equipment and devices; prior written approval is required for the installation of such equipment and devices under Article 6 of the Declaration.

Solar energy equipment or devices under these Guidelines and Procedures include, but are not limited to, equipment that uses solar radiation as a substitute for traditional energy for water heating, active and passive space heating, and cooling, or for generating electrical or mechanical power, as well as the related cabling, components, apparatus and equipment necessary for collecting, storing, exchanging, conditioning, or converting solar energy to other useful forms of energy (e.g., solar panels and solar roof shingles).

1. **Board Approval.** Prior written Board approval is required for exterior solar energy equipment and devices. Applications for approval must provide details as to the proposed materials, colors, and location. Exterior solar energy equipment and devices will only be approved by the Board if the plans stipulate that they will be installed by a professional solar equipment installer.
2. **Equipment Location.** The Board may approve solar panels and/or solar roof shingles on roofs of structures as provided herein. Freestanding solar panels or arrays are not permitted on Lots; solar panels only may be installed on the roof of the structure, as provided herein. If raised solar or independent panels are to be installed (rather than integrated solar roof shingles), the solar panels are not permitted on the front roof of the structure unless expressly approved in writing by the Board, but instead must be a rear-facing, roof-mounted array on the structure that is not conspicuously visible from another Lot. Integrated solar roof shingles may be approved on any portion of the roof of the structure. Solar batteries or collectors should be installed inside the garage or other area of the structure, if feasible, but the Board may approve installation of such equipment on the walls of the exterior of the structure if interior installation is not feasible, and in such case, the equipment shall be installed in the least conspicuous location from view from the adjacent streets and neighboring Lots.
3. **Components.** All components of the solar panel system should appear integrated into the design of the structure. The color of the solar system components on the roof should generally conform to the color of the roof shingles to the extent practical. Solar roof shingles that mimic the look of a composite shingle are acceptable but should match the color of the current roof shingles as much as is practical. Piping and electrical connections must be concealed as much as possible, such as being located directly under and/or within the perimeter of the panels, when possible, and placed as inconspicuously as possible when viewed from all angles.
4. **Board Application.** Applications submitted to the Board should include the following:
 - a. A diagram "drawn to scale" by the licensed contractor installing the system showing where the system will be installed
 - b. Material to be used and/or manufacturer's description and photos of the system or similar systems already in use elsewhere
 - c. Brand/manufacturer name of the system (if applicable)
 - d. Color of the system
 - e. Photo(s) of the roof area where the array will be mounted
 - f. Nature, kind, shape, height, of the proposed solar panels
 - g. Plans to screen the solar panels from view (if applicable)
 - h. Photo(s) of the proposed equipment location from neighboring Lots
 - i. When possible, photos of similar existing systems as examples

5. **Maintenance and Repair**. The Owner must maintain and keep the entire solar energy system, including all equipment and devices, in good and attractive order and repair, consistent with community standards under the Declaration.

6. **Variations**. Notwithstanding anything to the contrary contained herein, the Board may, but is not required to, grant individual variations to these Guidelines and Procedures, or provisions of these hereof, when the Board reasonably determines that doing so is appropriate. Any application for Board approval hereunder which would vary in any way from these Guidelines and Procedures must specifically and expressly identify each varying item as a variance from these Guidelines and Procedures and request approval for such variance. Variations from these Guidelines and Procedures are authorized only if the Board's written approval of the Owner's application expressly identifies and approves the issuance of such variance.