

OAK FOREST VILLAGE

OAK FOREST HOA SOLAR PANELS GUIDELINES

Updated 10/24/2017

The Oak Forest Board of Directors must approve all solar specifications prior to installation.

- a). Homeowners must use an installer who is a licensed solar equipment contractor with the appropriate contractor's license and they must obtain a building permit from the City of North Charleston for installing solar panels and ensure the installation meets all city, county, and state fire codes for installation.
- b). Only commercially or professionally made devices are allowed.
- c). Ground-mounted solar panels are strictly prohibited.
- d). No panels may be installed on the exterior walls of the home.
- e). Roof-mounted solar panels are permitted, but must be sleek, black-on-black, flush-mounted with the slope of the roof, and designed in a square or rectangular pattern on the roof. No color other than black will be allowed. No panels with shiny metal trim will be allowed.
- f). All conduits should be located under the roof, not exposed on the roof.
- g). All exposed surfaces such as supports, other than the exposed collector panel face itself, must be painted to match the surface of the roof.
- h). Solar panels are restricted to the back of the unit only unless otherwise approved by the Board. For Board approval you must submit a shade report from your installer stating rear installation would not have enough sunlight to generate the solar power necessary to operate the system and that the only opportunity for any cost savings to you requires solar panels being installed on the front of your unit. This is still not a guarantee and will be determined by the Board or a ARB committee
- i) Your solar panels must be an uninterrupted array on the front elevation and all wires and conduits must be painted to match the surrounding structure.
- j). Homeowner must ensure that all surfaces or such devices or equipment are properly and timely maintained to prevent peeling, cracking of paint, loss of coloration, or other deterioration to the point where the equipment becomes unsightly and/or incompatible with the aesthetic standards of the community. Community established fines will be imposed for infractions of maintenance guidelines.

k). All solar energy systems require Oak Forest HOA BOARD approval. The following documents must be included along with the required application.

- Detailed plans for installation and placement of any solar panel showing visibility of the system from areas open to common or public access
- A drawing (with dimensions) showing the proposed location of the system on your roof and equipment will be mounted as well as a description of any visible auxiliary equipment
- Photographs or manufacturer literature for all proposed system components including specifications, color, and materials
- -Must submit a copy of solar equipment contractor's license to insure proper credentials of company

The Association and its Board has no expertise or special knowledge regarding such systems and therefore the Association's approval for installation of any such device or system is not a representation that the system chosen by an Owner is safe to use or is compatible with Owner's roof or other structures on the Lot involved, and the Owner assumes and bears all risks regarding installation and use of such a system.