

Taylor Plantation POA, Inc.

Solar Panel Policy

The Taylor Plantation Property Owners' Association, Inc. recognizes that there is likely to be member interest in installing solar paneled power systems. Since these systems by nature must be installed external to the home, the Association has developed this policy to aid members (homeowners) in developing their solar projects within Association expectations, thereby minimizing the time for project review and approval by the Architectural Control Committee and/or Association Board of Directors. The Association's Board of Directors recognizes the benefits of renewable energy sources, including solar, to overall energy programs within our society, and is committed to working effectively with owners proposing solar power projects. Please note: Not all lots in the Association are conducive to allowing solar panel installation.

1. Solar panel installation must receive prior approval by the Architectural Control Committee (ACC).
2. The ACC reserves the right to make approval/disapproval as well as variances from these rules based on whatever information they deem necessary, including purely aesthetic reasons.
3. Preferred locations for the solar array is either a ground-mounted system or a rear-facing roof. Placing solar arrays on front-facing roofs will not be approved. Final placement must be approved by the ACC in writing.
4. Ground-mounted systems have to be installed behind ACC-approved 6-foot privacy fences.
5. Initial applications will be considered without permits/approvals, but final approval must include a copy of the contractor's permit and approval from SCE&G and the City of North Charleston.
6. Application must include a picture of the requested panels with a drawing to scale by the contractor showing the proposed location on the roof or in the yard, a copy of the plat map or photographs showing how the house sits relative to surrounding homes, and a schematic showing proposed wiring, conduit runs, and electrical box placement on the home.
7. The solar array system components must conform to the color of the roof shingles as closely as possible, either through paint or powder-coat.
8. Homeowners will ensure that all surfaces of all solar array equipment, whether painted or colored materials, are properly and timely maintained to prevent peeling and cracking of paint or loss of coloration or other deterioration to the point where the equipment becomes unsightly and/or incompatible with the aesthetic standards of the community.

9. Visibility of devices and their components must be minimized from public view (from the street, from neighboring lots, from common areas, etc.), and may be required to be screened from neighboring property in a manner approved by the Architectural Committee. Components running along house siding should be painted to match the siding color.
10. Solar panels must be installed flush to the roof with no more than a four-inch (4") rise in elevation above the roof. The entire array shall be lower than the top ridge of the roof.
11. No motorized sun tracking systems will be allowed.
12. Solar panels must be flat with no ridges, curves, or external piping.
13. Separate approval must be obtained for any proposed tree removal. Removed trees shall be replaced to ensure no net loss of trees.
14. The Association strongly suggests that homeowners use licensed, insured, and reputable installers. Homeowners are solely responsible for ensuring that all permits and licenses are obtained prior to installation. All federal, state, and local standards, statutes, and laws must be met. The Association assumes no liability in ensuring that these requirements are met.
15. Only commercially or professionally made devices are allowed. Solar panels must possess Solar Rating Certificate Corporation (SRCC) certification to assure quality standards. "Homemade" devices will not be permitted due to the safety and aesthetics aspects of such devices.
16. The size of the solar array must be limited to that which provides usable energy generation for the home on which it is installed and is within the limits of the current net metering code.
17. No signs advertising the finished product will be allowed.
18. Homeowners are urged to check with their home builder or insurance company prior to installation of devices for how such installation may impact their roof warranty or other aspects of their structure. Neither the ACC nor the POA Board of Directors is liable to the homeowners for roof damage or for effects to roof warranties. 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(s) 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 or the Lot involved, and Owner assumes and bears all risks regarding installation and use of such a system.

SIGNITURE REQUIRED: _____

DATE: _____

In accordance with Article V of the recorded Declaration of Covenants, Conditions, Restrictions and Easements for Taylor Plantation, the ACC reserves the right to approve or deny any ACC request "...based on any ground, including purely aesthetic conditions, which in the sole and uncontrolled discretion of the Architectural Control Committee shall seem sufficient." In addition, "Approval for use in connection with any Lot of any plans and specifications shall not be deemed a waiver of the Architectural Control Committee's right, in its discretion, to disapprove similar plans and specifications or any of the features or elements included therein if such plans, specifications, features, or elements are subsequently submitted for use in connection with any other Lot."