

# Valley Creek Village Association

## SOLAR ENERGY POLICY

Solar Energy Collection Devices, as defined by Ohio Revised Code 5312.16 (“SECD”), including, but not limited to, solar panels, must be installed in a rear-facing, roof-mounted array; except as otherwise provided, installations that are visible from the street associated with the Unit’s address are prohibited. Other than solar shingles, SECD are not permitted to be mounted anywhere on the Property except the rear roof of a Unit. All installations are prohibited until the Board approves the request in writing.

Accommodations will be made if the rear of the Unit faces north, and the Owner can provide evidence from a professional installer that the SECD would be at least 10% less efficient if installed on the rear of the Unit rather than on the sides of the roof. In such circumstances, an Owner will be granted permission to install the SECD on the side of the roof.

All components of the SECD must be compatible with the design of the Unit. For purposes of this guideline, examples of compatibility include, but are not limited to, the following: the color of the SECD system components must be the same color of the Unit’s roof shingles to the greatest extent practical. Photovoltaic / solar “shingles” that mimic the look of a composite shingle are acceptable but must match the color of the current Unit roof shingles as much as is practical. If possible, we prefer you to use GAF Timberline Solar Energy Shingles. Piping, electrical connections, or other lines or wires must be located directly under the system and/or alongside the perimeter of the system, when possible, and placed as inconspicuously as possible so that there is no exposed piping, electrical connections, or other lines or wires when viewed from all angles of the Property. The highest point of an SECD array must be at least two feet lower than the ridge of the roof where it is attached. The SECD must be installed in an uninterrupted rectangular pattern.

Applications for SECD submitted to the Board must include the following:

1. Submit 2 complete applications including diagrams that are “drawn to scale” that are professionally prepared by the licensed (if necessary) contractor installing the system showing where on the dwelling roof the system will be installed. The drawings must include the dimensions of the system and roof;
2. Photos of the roof area where the SECD will be installed;
3. Provide a clear written statement explaining the drawings and photographs;
4. Provide manufacturer’s description of the system, series, style and color of products. Include brochures and cut-sheets of specified products;
5. Documentation (i.e. drawings and photos) depicting any proposed changes to the Property to accommodate the SECD installation.

Additionally, the Board recommends that you consider the following:

Ensure that your contractor/designer calculates the additional load that will be added to your roof, and that your roof can support it. Bob Schmitt Homes used trusses that were spaced and designed to support only your roof and a worst-case snow load. With the additional weight of solar panels, additional structural support may be necessary. Another factor to consider is the age of your roofing. If it needs replacing in the foreseeable future, you should do it before your solar panels are installed. Removing and re-racking the panels would be an additional cost to consider.

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