

Solar Panel Installation Guidelines

GUIDELINES FOR INSTALLATION OF RESIDENTIAL SOLAR ENERGY SYSTEMS

The Snowdens Mill HOA encourages the use of energy devices that are based on renewable resources. It is imperative that use of these devices is in balance with community aesthetics and safety.

Therefore, consistent with the Snowdens Mill Declaration of Covenants, Conditions and Restrictions dated April 23, 1979, as amended, Maryland Section 2-119 (a) of the [Real Property Annotated Code of Maryland](#) and Maryland H.B. 117, HOA approval is required for all roof-mounted solar devices through an approved SMHOA Property Improvement Request (PIR). The following guidelines shall apply with respect to the installation, maintenance, and use of roof-mounted solar devices.

1. Location:

a. To the maximum extent reasonable, unless to do so otherwise would substantially interfere with the efficiency of the solar panels or significantly increase the cost of the panels, a roof-mounted solar device shall be installed to minimize its exposure when viewed from the front of the residence,

b. The preferred location of the device shall be on the back roof of the residence and below the peak of the roof.

c. In **no case** will a pole-mounted device be considered.

2. Installation:

a. All solar devices shall be low profile consistently following the roofline, unless this will have a deleterious effect on the production of solar energy.

b. The solar panels will be installed a minimum of 18" off-set from the roof edge.

c. All solar devices must be secured so that they do not jeopardize the safety of residents or cause damage to adjacent properties.

d. All installations must comply with all applicable building codes and other governmental regulations.

3. Solar Device Materials:

a. In keeping with community aesthetics, the color of the device and exposed pipes, panels, and other apparatus must be blinded as much as possible from view. Long runs of un-blinded conduit will not be acceptable.

b. The device framing system will be dark in color, e.g., bronze. No white or aluminum frames will be approved.

c. The device panels will have a dark back sheet and anti-glare glass.

d. Wiring must be installed through the roof and routed inside the house or routed to the soffit nearest the home's electrical meter panel. Connections to the inverter from the soffit will be

encased in PVC or metal conduit. Exposed conduit will be painted to match the adjacent roof and siding color. In **NO** case will wiring be exposed. Inverters and disconnects will be installed as close to the electrical meter panel as possible. Installers must make every attempt to limit the installations impact on the appearance of the home.

4. Solar System Review Documents: In connection with obtaining the SMHOA Architectural Committee's (AC) review of a solar device, the following information will be submitted with the PIR form:

a. Location that the device is to be installed on the property/structure, showing all sides where the device is to be installed;

b. Type of device to be installed;

c. Dimensions of the proposed device;

d. Pictorial description and location of conduit runs on the home;

e. Color of the proposed device – framing and panels;

f. Pictorial/brochure of the device;

g. Verification of the wiring method (through the roof or external conduit), that there will be no exposed wires, and any conduit will be painted to match adjacent building surfaces.

5. Should the proposed solar system not meet the guidelines as discussed above, a written statement by a solar energy expert will be required, stating that the restrictions imposed by the SMHOA will have the effect of (1) substantially interfering with the collection of solar energy, and/or (2) significantly increase the cost of the device. In that case, the SMHOA AC will, as an exception, permit variances to the guidelines to the minimum amount as is reasonably required, to allow the device to function properly and to minimize any significant increase in the cost of the device to the Owner.