

## Saddle Brook Community Association Energy Policy Statement

Pursuant to the Homeowners' Energy Policy Statement Act (765 I LCS 165/1, et seq.) and its provisions, the Saddle Brook Community Association ("SBCA") has established the following policy regarding the installation of residential solar power systems by members of the Association:

1. Architectural Review Approval. Architectural Review Committee ("Committee") approval is **required** prior to commencing any solar panel installation. It is highly recommended that Committee approval be obtained prior to seeking necessary Village permits.
2. Submission Details: In connection with obtaining the Committee's approval of any solar panel installation, the owner shall provide the Committee with the following information:
  - a. Photos or drawings showing the proposed location/layout of the solar panels and any exterior system hardware elements to be installed,
  - b. The dimensions of the panels and system hardware,
  - c. The proposed color of the solar panels and hardware,
  - d. A picture or brochure of the solar panels,
  - e. The manufacturer name and model number of the solar panels, inverters and other hardware,
  - f. Such other information as the Committee deems necessary.

Following the Owner's submission of the required information, the Committee will either approve or deny the plan for installation of the device as requested by the Owner, or, if feasible, make recommendations for changes consistent with these rules within 30 days after the receipt of the Owner's completed submission. Requests for variances must be made by the Owner within 30 days after the receipt of the Committee's denial. If variances are requested by the Owner, the SBCA Board will approve or deny them within 30 days after their receipt.

3. Aesthetics: The Committee will consider the aesthetic standards stated in the Association's governing documents when determining whether to approve the Owner's request. In addition, the following rules must be followed for all solar panel installations:
  - a. All solar panels must be roof mounted,
  - b. All solar panels shall be black on black and of one continuous rectangular array without any protrusions or visible wires. Exposed conduit shall be painted to match the color of the background,
  - c. Solar panel arrays shall be flush mounted {no more than 6" above roof surface}, fixed and match the angle of the roof,
  - d. Solar panel arrays that can be viewed from the street must have bumpers installed on all outside edges,
  - e. Installation of solar panels on the front elevation of a house or on a roof with a highly contrasting color is not permitted, subject to an approved variance, as described below.

4. Location: Subject to an approved variance, a solar panel array shall be installed so it cannot be seen or is barely noticeable from any other Lot, common elements, street, or from the surrounding community. In accordance with the Illinois Homeowners' Energy Policy Statement Act, all solar panel array installations shall be oriented to the south or within 45 degrees east or west of due south.
5. Safety: Owners shall be responsible for ensuring that installations comply with all applicable building codes and other governmental regulations. To this end, all Owners are responsible for obtaining a Village permit and meeting the requirements of the permit. All energy devices must be secured so that they do not jeopardize the safety of residents or cause damage to adjacent properties.
6. Variances: The SBCA Board will review alternative locations/installations if the above are not feasible. In its sole discretion, the SBCA Board may require the Owner to provide the Board with a written statement by a qualified expert on solar energy systems that the restrictions imposed by the Committee will have a material adverse impact on the performance of the solar panel array and/or significantly increase the cost of the array. The Board reserves the right to consult with its own expert with respect to the variance request, including but not limited to review of the accuracy of any submitted written statement. In such cases, the Board will permit variances to the standards set forth in this policy to the minimum extent as is reasonably required to allow the solar panel array to function properly and minimize the cost of the array to the Owner.
7. Effect of Approval: Committee approval shall not be construed as a representation, guarantee or warranty by the Committee or the Association that collection of solar energy shall be adequate for the Owner's needs or that energy collection devices will remain undisturbed by vegetation or improvements located on surrounding properties.
8. Prohibited Improvements: No energy device may be located on property that is:
  - a. owned by another person,
  - b. a common element of the Community, or
  - c. leased, except with the permission of the landlord and subject to the requirements of this policy.
9. Other Energy Measures: Owners must submit Architectural Review Forms for any energy measure not specifically addressed in these rules.

Approved by the Saddle Brook Community Association Board on MARCH 25, 2019.

Alan Koren, President

