

Solar Panel/Collector System Guidelines/Interpretations

Authority

The Associates of Loch Raven Village, Inc. has the authority to regulate the installation of solar panels/collector systems in Loch Raven Village by virtue of Loch Raven Village's Covenants (also called "Loch Raven Village Restrictions"). As is relevant, the Covenants state, *inter alia*:

1. No roof on any improvements erected on a lot situate in the Subdivision commonly known as "Loch Raven Village" covered by these covenants and restrictions shall be of a material other than slate unless a roof of other roofing material is installed in strict compliance with these specifications; and
3. No building shall be erected, placed or altered on any lot on said plat until the building plans, specifications and plat plan showing the location of such building have been approved in writing by a majority of a committee ... for conformity and harmony of external design with existing structures in the development...

Policy

The Associates of Loch Raven Village, Inc. encourages its residents to have a greater choice among energy options, including the installation of solar panels/collector systems. At the same time, the installation, location, dimensions and other features of solar panels/collector systems may vary. The Associates of Loch Raven Village, Inc. wishes to provide guidelines and interpretations of the Covenants to reconcile any demand for solar panels/systems by Loch Raven Village homeowners, while still preserving the letter, spirit and intent of the Covenants, particularly conformity and harmony of external design. The Guidelines identified below have been adopted so that any limitations imposed by the Covenants as interpreted do not significantly increase the cost of the solar panels/collector system and/or do not significantly decrease the efficiency of the solar panels/collector system ("Unreasonable Limitation").

Guidelines/Interpretations

1. All plans for solar panels/systems shall be submitted in writing to ALRV through its Building Restrictions Committee (BRC) and no installation shall commence without formal, written approval from ALRV/BRC.
2. All homes for which an application for solar panels/systems is submitted shall be in compliance with the Covenants or the homeowner must enter into a written agreement with ALRV regarding a deadline by which the home at issue will be in full compliance with the Covenants.
3. All applications for solar panels/systems shall include the following items or will be deemed incomplete and therefore, denied: (1) the street address of the home; (2) the identity of the party applying for approval; (3) contact information of the person applying; (4) photographs of the house and including the existing roof in context; (5) photographs/identification of any nearby houses with solar panels/systems; (6) proof of valid local business licenses for all contractors and subcontractors, including license number and proof of insurance/bonding of such contractors and subcontractors; (7) detailed roof plan drawing of proposed installation – must be to scale, and include all dimensions and identification of all equipment; (8) product identification, including technical specifications and color of solar collectors; (9) a copy of any solar easement with adjacent neighbor(s); and (10) other such information that may be required by ALRV and/or its Building Restrictions Committee.
4. Solar panels/systems should be placed in areas that minimize their visibility from the public thoroughfare.
5. Solar panels/systems shall not be located in the front yard under any circumstances.
6. The preferences in priority order for the location and placement of any solar panels/systems is as follows: (a) solar panels/systems be placed on the roof in the rear of homes, (2) the solar panels/system's

location and placement matches that of adjacent and nearby houses and leasehold; (3) the solar panels/system to occupy as little of the roof section that faces the street as possible; and (4) in any other manner consistent with the letter, spirit, and intent of the Covenants without causing an Unreasonable Limitation to applicant-homeowner. The homeowner shall provide to the reviewing committee proof in writing that a location and/or placement or any other condition poses an Unreasonable Limitation.

7. Solar panels/system shall not require alterations to significant or character-defining features of the roofs and homes of Loch Raven Village, such as altering existing rooflines or dormers.

8. Solar panel/systems installations should be reversible, avoiding solar roof tiles, glazes and laminates if possible.

9. Solar panels/systems shall be mounted no higher than a few inches above the roof surface.

10. Solar panels/systems must be set at angles consistent with the pitch of the roof, keeping a low profile, and under no circumstances shall extend beyond the existing roofline.

11. Solar panels/systems and any and all equipment shall have non-reflective finishes. If any solar panels/systems are determined to be reflective and/or an annoyance or nuisance to neighbor(s) because of reflected light and/or any other reason that interferes with a neighbor's use and enjoyment of their property in peace, such solar panels/systems shall be removed immediately by the homeowner/resident or person responsible for the maintenance of the home and/or solar panels/system upon written notice from ALRV.

12. Any mechanical equipment attached to the building fascia shall be painted the same color as the fascia.

13. All solar panels/systems and equipment and their operation and usage shall otherwise be in compliance with the Covenants, any and all federal and/or state law and regulations, Maryland's statewide building codes as well as any local codes.

14. Approval of plans by ALRV/BRC does NOT constitute—and is not a substitute for-- approval by Baltimore County to the extent required. It is up to the resident to contact Baltimore County to obtain information on the appropriate building and zoning code(s), ensure compliance with all codes, and to obtain (a) permit(s) where required before beginning any alterations or construction. If Baltimore County requirements change any plans previously submitted to the BRC, the revised plans must be resubmitted (to the BRC) for approval. Neither ALRV, nor the BRC, are responsible for the cost of permits or fines or any construction or other costs of compliance with the ALRV Building Restrictions or Baltimore County building or zoning requirements. The ALRV and BRC do not offer advice as to whether permits are required. It is up to residents to seek this information from Baltimore County. Further, approval by ALRV/BRC shall not constitute any representation as to the quality, sufficiency, use or other characteristic of any product, materials, vendor, contractor, work, costs, operation and/or efficiency of any solar panels/system.

15. It is the sole responsibility of the applicant-homeowner to determine whether a neighbor's tree(s), vegetation, structure or other object(s) legally on a neighbor's property may complicate installation and/or hinder the efficiency of the homeowner/applicant's solar panels/systems. Under no circumstances at any time will ALRV or any of its Committees require any homeowners/residents to make changes to their property to permit installation or more efficient operation of solar panels/systems for an applicant-homeowner, unless the condition at issue on such neighboring property is not in compliance with the Covenants. It is not the responsibility of ALRV or its Committees to determine whether surrounding properties will permit easier installation and/or efficient operation of the solar panels/system.