

Canal Walk Homeowner's Association

SOLAR COLLECTOR POLICY

1. Solar photovoltaic panels for the generation of electrical power and/or solar thermal collector panels (but not thermal storage tanks) for hot water heating (“solar collectors”) may be installed on a homeowner’s roof subject to the terms and conditions below.
2. It is required that the system be designed by an installer certified by the North American Board of Certified Energy Practitioners (NABCEP).
3. The installation is subject to the following conditions:
 - a. The trimming or removal of existing trees is not permitted.
 - b. Solar collectors installed on the roof must meet the following specifications:
 - i. Panels must be constructed in accordance with industry standards for installation on private homes.
 - ii. Homeowners shall, if possible, locate solar collectors at or toward the rear of the house where they would be less visible from the street. Panels may not be installed on the side walls of the house or at ground level.
 - iii. Panels must run parallel to the surface of the roof; may not protrude more than six inches above the surface of the roof; may not extend beyond the outer edges or above the ridgeline of the roof; and may not interfere with the operation of rain gutters.
 - iv. Panels must be blue or black.
 - v. All visible panel framing and supports must be black.
 - vi. The contractor who installs the solar collectors must certify in writing (per Exhibit A attached hereto) that the panels will be fastened to the roof so as to remain in place under high wind conditions equivalent to those present in a category 3 hurricane, which certification shall be submitted to the Community Manager with the Property Modification Request form.
 - vii. The homeowner must obtain from a licensed structural engineer, and submit to the Community Manager with the Property Modification Request, a letter from the engineer, bearing the engineer’s seal, referencing the particular home and stating that the roof is constructed such that it can support the weight of the solar panel system in addition to any other loads it may have been designed for (*e.g.*, snow).
 - viii. Solar panels, solar devices, mechanical equipment and mounting structures shall be non-reflective.
 - c. The visible portions of the installation on the outside of the home shall consist only of the roof panels, framing, supports, piping or electrical conduits which shall be enclosed in a sleeve.

Portions of the sleeve running down the side of the house shall be white in color or match the color of the siding. Portions of the sleeve running on the roof shall be black in color or match the color of the roof.

- d. The homeowner must submit to the Community Manager for approval a Property Modification Request complying with all requirements set forth above. Applicants also must comply with all Township and other applicable codes and regulations, including the securing of electrical and construction permits. However, a homeowner need not apply for such permits unless and until he or she receives an Authorization to Proceed letter from the Association. No work shall commence until a written Authorization to Proceed is issued by the Covenants Committee and the Board of Directors and copies of all required permits have been submitted to the Community Manager. Applicants shall advise their insurance carriers to determine whether there are any applicable special requirements to continue coverage.
4. The contractor who installs the solar collectors must:
 - a. Take care to minimize any damage to surrounding areas and immediately repair any damage that does occur.
 - b. Remove all scrap materials and waste on a daily basis.
 - c. Use all reasonable safety measures to minimize any hazards on the site and adjoining property.
 - d. Produce proof of liability insurance in the minimum amount of \$1 million, listing the homeowner and the Canal Walk Homeowners Association, Inc. as additional named insureds (a copy to be attached to the application).
 5. An owner may request a waiver from the Board of any provision contained in this regulation that would result in an increase in the installation or maintenance costs by more than 10 percent of the total costs of installation, including labor and equipment, or which would inhibit the solar collectors from functioning at their intended maximum efficiency.
 - a. The request must be submitted in writing to the Board of Directors or its designee and must explain how the subject provision is expected to increase the cost of installation or maintenance, or inhibit the solar collectors from functioning at their intended maximum efficiency.
 - b. Within thirty (30) days after receipt of the request, the Board or designee shall notify the applicant whether the waiver is granted or denied or, if necessary, whether additional information is necessary to make such decision.
 - c. The grant or denial of the requested waiver must be in writing.
 6. This policy may be enforced pursuant to Article X of the By-Laws. In addition, failure to comply with any of the terms contained herein shall result in the irrevocable termination of the Authorization to Proceed so that if the homeowner wishes to install a solar collector, a new Property Modification Request will be required.

August 2011

EXHIBIT A

CONTRACTOR CERTIFICATION

I _____ certify the following:
(name of contractor)

1. I have been hired to install a solar collector system on _____
(address of home)
at the request of _____.
(name of homeowner)

2. The panels for the solar collector system will be fastened to the roof so as to remain in place under high wind conditions equivalent to those present in a category 3 hurricane.

I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment under New Jersey state law.

Signed _____ Date _____

Print Name _____