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## **Tidal Walk – Solar Energy Guidelines**

Solar energy panels or equipment (hereafter referred to as devices) are permitted in Tidal Walk. All devices must be roof-mounted (i.e. not on sheds or as stand-alone structures on the property).

All devices/components must be owned by the homeowner and not leased through a third party. Homeowners are permitted to undertake loans/loan programs/installment payments in order to pay for devices. The homeowner assumes all liability associated with the solar devices, including the responsibility of incorporating the impact of device on the structural integrity of the home. Devices and equipment must be anchored to withstand hurricane conditions, or at a minimum withstand the same type of wind or storm conditions as the home on which they are attached.

Only commercially or professionally made devices are allowed. “Homemade” devices are not permitted. Devices must also be certified by an independent accredited testing laboratory per nationally or internationally recognized standards, such as those established by the Solar Rating and Certification Corporation (SRCC), PowerMark Corporation (PCM), or the Institute of Electrical and Electronic Engineers (IEEE).

All installation of devices and equipment must meet all other general HOA covenants, guidelines, and governing documents pertaining to the aesthetics and overall integration with the neighborhood. The Architectural Review Committee (ARC) retains the sole discretion to ensure that installation meets these requirements. Any changes, modifications, additions, or alterations to an existing system are subject to approval by the ARC and these guidelines.

Solar shingles are permitted, provided they meet the relevant requirements that pertain to the other solar devices discussed in these guidelines.

### **General Requirements:**

- All wiring, invertors, and/or extra electrical equipment must be hidden from sight from the front of the home
- Any additional meters or new electrical equipment must be placed in the same area of the home as the existing electrical equipment.
- All construction/installation wiring must be consistent with accepted trade practices, meet all state/local codes, and all installation must satisfy all applicable fire, safety, and building codes.
  - The homeowner is responsible for securing any Town of Mount Pleasant, Charleston County, or State of South Carolina permits (if applicable).
- Any device or equipment installed on the home must remain on the home itself. No portion of any devices may encroach on adjacent properties, common areas, HOA land, or easements.
- Solar devices must be installed on the plane of the roof material and may not extend above the ridge line of the roof. No portion of the device can extend beyond the perimeter boundary of the roof section to which it is mounted.

**Material and Shape:**

- Solar devices mounted on the roof must be non-reflective material so as not to disturb adjacent properties.
- The solar devices must be the approximate color of the existing roof materials.

**Landscaping Impact:**

- Trees and Plantings
  - If any adjacent property (be it neighbor or HOA lands) has trees or large quantities of shade that would obstruct solar devices, the adjacent property would not be required to trim or cut those trees or remove them for causing shade.
  - Changes to an adjacent property shall not impede on existing or soon to be installed solar devices.
  - Maturation/growth of trees should be taken into effect when installing of the devices/equipment.

**Maintenance:**

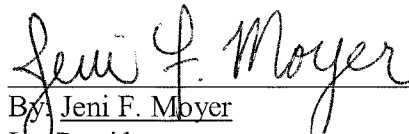
- Maintenance of the solar equipment is the sole responsibility of the homeowner.
  - Homeowner is responsible for ensuring that all surfaces of devices/equipment are properly maintained to prevent peeling, cracking or loss of coloration or deterioration to the point that it becomes unsightly or incompatible with the aesthetic standards of the community.

**Submissions to the ARB Must Include:**

- Current roof materials/colors
- Required documentation/permits from Town of Mount Pleasant, Charleston County, State of South Carolina (if applicable) that structure is approved
- Proposed device frame, color, material
  - May include stock photos of device/equipment from manufacturers website.
  - If possible, photos of "like" existing systems
- Technical drawings showing where the equipment will be installed on the home
- The number of devices that will be installed
- Photos of the roof area as is
- Photos of the view from the front yard as is

I certify that the foregoing Tidal Walk – Solar Energy Guidelines constitutes the original Tidal Walk – Solar Energy Guidelines as approved at a meeting of the Board of Directors, held on the 9<sup>th</sup> day of April, 2018 and have executed the within certification as an original this 28<sup>th</sup> day of December, 2018.

TIDAL WALK HOMEOWNERS  
ASSOCIATION, INC.

  
By Jeni F. Moyer  
Its: President

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