



Hidden Cove Homeowner's Association
SOLAR POWER: POLICIES, STANDARDS AND PROCEDURES
VERSION 1.0b

I. INTRODUCTION

- A.) The objective of the Guidelines provided herein is to define policies, standards and procedures for Solar Energy Devices that are installed on residences and other structures (private, commercial or common areas) within Hidden Cove. These guidelines are intended to encourage Solar Energy Devices while, at the same time, protect property values by ensuring that Solar Energy Devices are visually acceptable or consistent with the existing architecture, including colors. Visually acceptable means that the installation meets these requirements as judged solely by the members of the ARB.
- B.) All Solar Energy Devices, as with all improvements or exterior alterations, must receive prior written approval of the ARB, and upon completion the homeowner will contact the HOA Manager to request an inspection. Then the ARB, after an inspection is completed, will discuss at their next meeting refunding the deposit.
- C.) Article VII, Section 7.2, 3rd paragraph, of the HOA Covenants & Restrictions, regarding liability of ARB members, applies to the policies stated herein, and actions by ARB; as it applies to any other action specified in any other covenant policy, procedure or guideline.
- D.) Due to differing house styles & technology each request for approval will be considered individually on its own merits. Interpretations of terminology, phrasing, or wording is solely at the discretion of the ARB (or BOD upon appeal).
- E.) This guideline does not supersede any of the HOA covenants, which take precedence. All HOA covenants and guidelines are still in effect.

II. DEFINITIONS

As used in this Solar Power Policy & Guidelines the following terms have the stated definitions:

ARB: Hidden Cove HOA Architectural Review Board

ARRAY ORIENTATION: describes the cardinal (North, East, South, West) or intermediate direction a PV array faces (best orientation is typically due South).

ARRAY SIZE: The physical size of all the system panels combined, including all the supports and equipment.

ARRAY TILT: Basically, angle of panels, associated with roof pitch or roof angle as in "flush with the roof".

EQUIPMENT: This includes anything used for or connected to the solar cells or array. Items such as (but not exclusively): electrical boxes, piping, mechanical machinery, etc.

INVERTER: An electronic "box" that converts the DC voltage produced by the PV cells to AC electricity for use in the home.

PANEL: see Solar or PV Array

PV: Photovoltaic

SOLAR OR PV ARRAY: Smallest element is Solar Cell, Solar Cells packaged together are a module or “panel”, panels are combined to form a Photovoltaic (PV) Array.

SOLAR ARRAY EFFICIENCY: See handout

SOLAR ENERGY DEVICE, OR JUST THE WORD “DEVICE” OR “DEVICES”: A device that converts the sun’s energy into usable heat or electricity. A system or series of mechanisms designed primarily to provide heating or cooling or to produce electrical or mechanical power by collecting and transferring solar-generated energy. The term includes a mechanical or chemical device that has the ability to store solar-generated energy for use in heating or cooling or in the production of power. This would also include solar water heaters.

SWH: Solar Water Heating

III. GENERAL POLICY APPLICABILITY

- A.) These rules, regulations and guidelines apply to all solar energy devices as defined herein under “Definitions”.
- B.) All solar energy device installations, modification, alterations or relocations must be approved by the ARB in advance under the same rules and guidelines as for other work requiring ARB approval (eg. request form, detail plans and drawings, deposit, etc). ARB approval is required prior to the start of any work.
- C.) This policy supersedes all federal, state, or municipal laws and regulations unless those laws and regulations are more restrictive, or, if the law or regulation itself causes parts of this policy to be non-enforceable or unlawful.
 - a. Note: Changes to government ordinances and/or regulations will automatically be incorporated into this set of guidelines.
- D.) Homeowners are required to obtain a Town of Mount Pleasant permit, if required by the town, and any other permits required per statute, prior to submitting a request.
- E.) Solar Devices and equipment approved for installation by the ARB prior to the effective date of this guideline are not subject to this guideline. In other words, current systems are “grandfathered”. Any changes, additions, modification, or alterations to an existing system after the effective date of this document are subject to these guidelines. Note: if work was started or completed without ARB approval that work will be subject to the new guidelines.

IV. LOCATION & PLACEMENT

- A.) **Roof Mounted:** roof mounted devices can be installed on any side of the house in any location (including garage or patio roof), provided that the location is the best location to maximize the efficiency of the devices, such as south facing panels. If the location does not maximize the efficiency, then the devices can only be installed centered on the back

side of the house. What is considered to be maximized is at the discretion of the ARB (in other words, if installing the devices on the front of the house only gains say 1%, as only an example, then installation on the front compared to the back would probably not be approved – this determination would be on a case by case basis. The following conditions ALSO must be met in addition to other requirements that pertain to any location or placement as defined within this guideline.

- a. Panels are to be flush mounted and parallel to roof line. The distance between the bottom surface of the panels or arrays and the roof should not exceed six (6) inches, unless there are mitigating circumstances that would require the distance to be greater as determined by the ARB.
- b. If mounted on the back of the house, no portion of the devices may extend above the roof ridge line.
- c. For front of house mounted devices: panels should be installed “square” onto the roof, having sides parallel to the roof joists or truss and sides parallel to the roof eaves or ridges.
- d. All panels need to be installed using clean square or rectangular boundaries with no jagged or saw-tooth edges (as sometimes installers do this when going around obstacles or roof vents for example).
- e. No portion of the device can extend beyond the perimeter boundary of the roof section to which it is attached.
- f. The plane (pitch, slope or slant) created by the panels or arrays should be parallel (the same as) to the plane (pitch, slope or slant) of the roof.
- g. The surface area of the roof covered by panels and equipment should not exceed 90% of total shingled roof surface area.
- h. Panel color should be compatible with the roof. The surface of the panels must match the color of the roof as close as possible unless the solar technology requires a transparent top surface (“superstrate”). For example, all PV modules or collectors with a glass top surface may be black or dark blue, since they require a transparent top surface to properly collect the suns energy. All other components & equipment of the systems must match, as closed as possible, the color of the roof or wall to which they are attached. ARB has final determination on whether color is acceptable or not.
- i. Piping, ductwork, or equipment shall not be conspicuous; use of skirts or side panels is suggested, particularly if panels and equipment is visible from the street.
- j. Solar Shingles are allowed provided they meet any relevant requirements that pertain to other types of devices as stated herein.
- k. SWH systems are allowed provided they meet any relevant requirements that pertain to other types of devices as stated herein.

- B.) **Ground Mounted:** ground mounted devices may be installed with the following conditions:
- a. The devices and equipment must be installed in the rear yard with no portion of the unit exceeding six feet in height from the ground below it. If it is visible from the street, then the equipment must be painted to match, or the color of the materials used must match, the color of the home, fence line or surrounding landscaped as directed by the ARB.
 - b. Ground-mounted solar collectors or panels shall be within the setback lines in accordance with HOA CC&R's and concealed from neighbor's view to the extent reasonably possible.
 - c. No equipment or devices should be affixed to a wood fence.

V. GENERAL CONSIDERATIONS & REQUIREMENTS

- A.) Wires, conduit, pipe and other associated components shall be hidden from view or concealed (non-visible from the outside) when practical. If it is not practicable to hide such items from view, they shall follow the architectural lines of the residential structure. If mounted externally they are to be painted to match color of roof, house and/or background.
- B.) All construction wiring and plumbing shall be consistent with accepted trade practices and they shall meet all local codes, and entire installation shall satisfy all applicable fire, safety, and building code, and consumer protection standards.
- C.) Devices must be visually integrated with the architecture of the house regarding style, location, size and color. The installation of such devices should eliminate or minimize visibility from the street.
- D.) In order to ensure property values by maintaining a larger buy pool, devices must be owned by the homeowner; leased products from third parties are not allowed.
- E.) Tracking or movable solar devices are not permitted if they are visible from neighboring property or street.
- F.) Solar panels/cells must use a Anti Reflective Coating (in addition to added efficiency the glare from the glass will be reduced and the panels tend to blend in more easily with its surroundings).
- G.) Devices and equipment must appear to be maintained in good repair.
- H.) Devices may not substantially interfere with the use and enjoyment of land by causing unreasonable discomfort or annoyance to any adjoining property owner (ex: reflection of the sun's rays due to misalignment for example may not damage, or interfere with, neighbor's property).
- I.) Additional utility meters, and/or other related equipment, should not be installed in plain sight from the street or adjacent properties, unless there is no option due to power company or zoning requirements.

- J.) All installations of devices and equipment must meet all other general HOA covenants and guidelines pertaining to aesthetics and overall integration with the neighborhood. It is at the sole discretion of the ARB if the installation meets this requirement.
- K.) Any device or equipment must be installed on land or structures owned by the property owner. No portion of the devices may encroach on adjacent properties or common areas.
- L.) Efficiency
 - a. If 10% lost efficiency of solar panels occurs due to a policy, guideline and/or ARB decision, then the approval decision must be reviewed in deference to the homeowner?
 - b. Consideration priority is efficiency, then aesthetics, but if efficiency is within limits then aesthetics takes precedence. In other words, maximum efficiency is not always determining factor. For ex: if 2 different locations are saying 8% and 10% efficient but the 8% location is more aesthetically pleasing then the 8% would probably get approved.
- M.) Aluminum trim, if used and visible, should be anodized or otherwise color treated to blend into the surroundings as much as possible.
- N.) Panels should be of the same size and shape and match as a set as determined by the panel manufacturer. Panels from different manufactures, and/or different models, should not be mixed unless they completely match as determined by the ARB. Different sections of panels, or individual panels, should be placed together to avoid gaps between individual panels or sections as much as possible.
- O.) Devices and equipment must be anchored to withstand hurricane conditions, or at a minimum, withstand the same type of wind or storm conditions that the structure they are attached to can withstand.

VI. TYPES OF DEVICES ALLOWED

- A.) Only commercially or professionally made devices are allowed; “homemade” devices are not permitted. Devices shall be certified by an independent accredited testing laboratory per nationally or internationally recognized standards, such as those established by the Solar Rating and Certification Corp. (SRCC), PowerMark Corp. (PCM) or the Institute of Electrical and Electronic Engineers (IEEE).
 - a. Parts of, or entire systems, may be installed by the homeowner, or his or her designee.
- B.) In order to ensure good quality of devices and equipment, all PV installations should have a minimum manufacture’s power performance warranty of 20 years. All SWH installation should have a minimum manufacturer’s power performance warranty of 10 years.

VII. SOLAR EASEMENTS

- A.) It is recommended that any property owner considering installation of solar devices first contact their neighbors to obtain a “solar easement”. This would be strictly between the neighbors/parties involved; the ARB would not be involved in this process. Nor is the ARB responsible for regulating or maintaining solar easements between property owners.

The property owner assumes all risks for future reduction or loss of solar energy due do to another property blocking or restricting sun light access.

VIII. MAINTENANCE

- A.) Homeowners will ensure that all surfaces of such devices or equipment, whether painted or colored materials, are properly and timely maintained to prevent peeling and cracking of paint or loss of coloration or other deterioration to the point where the equipment becomes unsightly and/or incompatible with the aesthetic standards of the community.

IX. SUBMISSIONS REQUIRED

- A.) A completed ARB application
- B.) Drawing or plans & Schedule of Material (should be professional drawings to scale)
 - a. Material to be used
 - b. Show the location, site map
 - c. Number of panels, etc.
 - d. Attachment to the roof
 - e. Location of exterior "balance of system" components & type
 - f. Color of all items
- C.) Photos
 - a. Roof area
 - b. View from street and neighbor yard
 - c. If possible, photos of "like" existing systems
- D.) Estimate from contractor, person, company or entity doing the installation.
- E.) Illustrated color brochure
- F.) Copy of Town of Mt. Pleasant permit if a permit is required by the town.

Hidden Cove Homeowner's Association
Architectural Review Board

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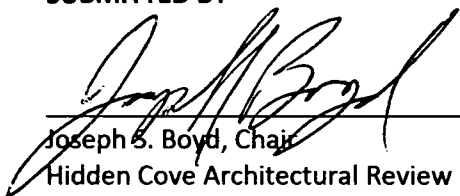
Version 1.0, Dated 3/4/19

Effective Date: 5/1/19

These policies, standards and procedures take effect on the date noted above and supersede any and all prior standards, guidelines and procedures issued by the BOD pertaining to solar power as defined within these new standards. All "objectives" as stated in the HOA Covenants and ARB Guidelines are still in effect and have not been replaced.

AUTHORIZED BY BOARD OF DIRECTORS ON 3/6/19

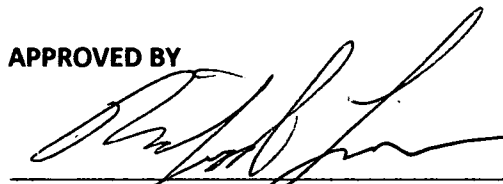
SUBMITTED BY



Joseph S. Boyd, Chair
Hidden Cove Architectural Review Board

3/6/19
Date

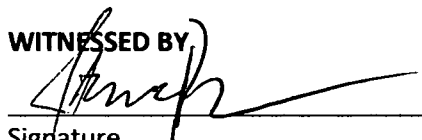
APPROVED BY



Richard Lauve, President
Hidden Cove HOA, Board of Directors

3-6-2016
Date

WITNESSED BY



Signature

Jamey Bradham

Print Name

3/6/2019
Date

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