

BAY RIDGE HOMEOWNER'S ASSOCIATION

SOLAR SYSTEM INSTALLATION

1. The Property Owner (Owner) must submit an Architectural and Landscape (A&L) request to the Home Owners Association (HOA or Association) via the Property Manager's office. California Civil Code section 714 allows the Association to impose reasonable restrictions. The Owner may not install the solar system without an approved A&L request in-hand.

The A&L request must include the following with the submission:

- a) Formal design plans (usually provided by a solar installation company)
- b) A solar site survey (also usually provided by the solar installation company)
- c) Proof of Homeowners insurance to cover any accidents/injuries during installation.
- d) An estimation of potential glare issues.
- e) Letter of Authorization from solar company signed by the homeowner (if you intend for them to act on your behalf.)

2. It is the Owner's sole responsibility to ensure that all required permits from the City, County, or State are obtained before installation begins.

3. Before the installation begins, the Owner will be required to sign an indemnity contract with the HOA that, among other things, holds the Association harmless for loss or damages caused by the solar installation during and after construction.

4. If the solar installation company provides a portable toilet for use by their construction personnel, it may not be located in the common maintenance area (on the grass or in the planters). It must be removed within two days from the date the project is deemed complete by the solar installation company.

5. The Owner is responsible for ensuring that the roof has adequate remaining useful life before installing the solar system. The Owner is responsible for all roof issues, including but not limited to, proper roof maintenance and replacement when needed.

6. The solar installation must comply with the Association's governing documents.

7. The entire solar installation must be located solely on Owner's property and must not encroach on the conjoined neighbor's roof, property or any common areas.

8. Glare that significantly impacts neighbors or the general public must be avoided by, for example, repositioning the solar panels or using anti-glare panels.

9. The Owner must attempt to preserve the harmony and character of the community. This includes, when feasible, moving panels to a less visible part of the roof, minimizing the visual impact to the Common Areas and neighboring units, etc.

10. Installation must meet National Electric Code.

11. Structural strength and integrity of the solar system must meet all City and State codes.

12. If the solar panels will not function properly because of shade caused by a tree(s) on the Association common area or common maintenance area, the Owner must try to relocate the panels. If the panels cannot be relocated, the Owner may include a request to trim the tree(s) with Owner's submission for A&L approval. The Association will consult with an arborist to determine if trimming the tree(s) would be detrimental to the tree's health or cause

additional maintenance for the tree(s) in the future. The cost for the consultation and/or trimming shall be paid for by the Owner requesting that the tree be trimmed. At no time may any trees, plants or shrubs on Association common area or common maintenance area be trimmed or removed without prior A&L approval. It is not the Association's policy to remove trees.

13. If the solar panels will not function properly because of shade caused by a tree(s) on a neighboring property, the Owner must try to relocate the panels. If the panels cannot be relocated, the Owner may request permission to trim the tree(s). The owner of the tree may consult with an arborist to determine if trimming the tree(s) would be detrimental to the tree's health or cause additional maintenance for the tree(s) in the future. The cost for the consultation and/or trimming shall be paid for by the Owner requesting that the tree be trimmed. At no time may any trees, plants or shrubs on neighboring property be trimmed or removed without prior written approval from the owner of the tree, plant or shrub.

14. Solar panels must not produce excessive heat so as to cause harm to people, the common area, the common maintenance area, plant life, or other homes.

15. Solar panels must be black, brown or gray and they must be square and parallel to the roof line. If an alternate color is proposed, a sample must be provided with the A&L request.

16. All equipment that is part of the installation should have as low a profile as possible. Any conduit, piping, support poles or structures must be painted to match the surface against which they lie.

17. If a dispute regarding the solar installation arises between the Owner of the unit on which the solar panels are located and one or more other Owners, the Owner of the unit which has the solar panels shall make a good-faith effort to resolve the dispute, including the use of mediation.

18. The Association recommends that Owners use experts for installation. All installations will be held to the same professional standards, and the Owner will be financially responsible and possibly subject to a fine from the Association should problems arise.

July 11, 2019