

SILVER FIRS I HOMEOWNERS ASSOCIATION SOLAR POWER POLICY

The SFHOA has established the following policy for the installation of residential solar power systems by community members:

1. All solar power system projects must be approved in writing by the Board, or the Architectural Control Committee, prior to commencing any construction activities on the exterior of the residence.
2. The Association recognizes that solar panel installations can be roof-mounted or surface (ground or walls of the residence) mounted. The Association has a strong preference for solar panels to be installed either a) on existing roof space or b) mounted to ground or walls in the rear of the residence not visible from the front of the residence (“drive-up view”).

Roof panels may need to be installed on roofs facing in specific directions relative to the sun for purposes of energy capture efficiency, the Association will not identify any requirements regarding which existing roof areas must be used without review.

Proposals to install solar panels on the ground surfaces or walls of the residence visible from the front of the residence are discouraged. Any such proposals must include justification showing that it is not possible to achieve sufficient energy capture (defined as up to 100% of historic electric usage averaged over at least one year) with existing roof space or rear grounds or rear wall surfaces.

An owner or resident shall shield a ground-mounted solar energy panel if shielding the panel does not prohibit economic installation of the solar energy panel or degrade the operational performance quality of the solar energy panel by more than ten percent.

3. The Association requires that roof-mounted panel designs be intended to conform to existing roofline geometry.

The attachment of a solar energy panel to the slope of a roof facing a street is allowed only if the solar energy panel conforms to the slope of the roof and the top edge of the solar energy panel is parallel to the roof ridge.

Any exposed electrical conduit must be colored (e.g., powder coated) to be color-matched to the roof or other background (wall, fascia).

4. Applications should include photos/drawings showing the specific proposed panel layouts and the location of any inverter hardware, or other system infrastructure, which is located on the exterior of the residence.
5. Only a licensed and bonded contractor may be selected and all work designed by qualified licensed professional engineers with all stamped drawings of work permitted as required by the State.

6. Applications and supporting materials may be sent via email to Tom Gish at tgish@portgardnermgmt.com, or by fax (425) 303-0257 or mail to: PORT GARDNER PROPERTY MGMT, PO Box 1007, Everett, WA 98206