

HAVERFORD HOMEOWNERS ASSOCIATION ENERGY POLICY STATEMENT

The Board of Directors ("Board") of Haverford Homeowners Association ("Association") has adopted on July 25, 2024 the following policy ("Policy") to establish standards for all owners and residents in accordance with the Homeowners' Energy Policy Statement Act ("Act"), 765 ILCS 165/1 et seq., as amended. Capitalized terms herein shall have the definition set forth in Section 10 of the Act or in the Community Declaration for Haverford, as applicable, unless otherwise expressly defined herein. Installation of alternative energy systems shall be in accordance with the following:

1. Definitions:

- Solar Energy System: (1) a complete assembly, structure, or design of solar collector, or a solar storage mechanism, which uses solar energy for generating electricity or for heating or cooling gases, solids, liquids, or other materials; and (2) the design, materials, or elements of a system and its maintenance, operation, and labor components, and the necessary components, if any, of supplemental conventional energy systems designed or constructed to interface with a solar energy system. For the avoidance of doubt, a Solar Energy System shall include, without limitation, the system and its component parts which use radiant energy from the sun for generating electricity or for heating or cooling gases, solids, liquids, or other materials, including but not limited to solar panels and solar shingles, which are either building or ground-mounted.
- Wind Energy System: A system and its components parts used for transferring energy from the wind into electricity or power, including but not limited to turbines.
- Compost System: A system and its component parts used for the storage of the decomposition of organic materials into compost.
- Rainwater Collection System: A system and its component parts that collect water from the rain for use.

2. Applicability:

- **This Policy shall apply to installation of Solar Energy Systems on Detached Homes, but not Condominium Units which have a shared roof and are thus exempted from the Act per Section 45 thereof.** The installation of any Solar Energy System shall be subject to and comply with the requirements of the Act, this Policy, and any applicable standards and requirements imposed by the State or local government.

3. Approval Process:

- Required Submittals. An Owner seeking to install a Solar Energy System shall submit an application to the Board in a form acceptable to the Board and including the following:
 - Plans and specifics: Detailed plans and specifications for installation and placement showing the nature, height, kind, shape, elevation, heights, material, and location of the proposed Solar Energy System.

- Drawings: Drawings / visual renderings for the proposed Solar Energy System which depict (a) the materials to be used; (b) the location and number of collectors; (c) the attachment to the roof structure; and (d) the location and design of any exterior components.
- Contractor's Insurance: Proof that the contractor that will install the Solar Energy System insured with minimum insurance coverage as set forth below.
- Contractor Credentials: Proof that the contractor that will install the Solar Energy System is duly licensed and accredited as set forth herein.
- Permits: Copies of any permit(s) required for installation of the Solar Energy System.
- Required Approvals.
 - Owners must receive written approval from the Board in accordance with the Act and this Policy prior to the installation of a Solar Energy System, and any such installation (if approved), shall be in accordance with the terms of such approval. The Solar Energy System shall not be installed until such time as the application is approved in writing.
 - Per Section 30(a) of the Act, completed applications to install a Solar Energy System will be processed within sixty (60) days of submission.
 - The Association and its Board and management have no expertise or special knowledge regarding Solar Energy Systems and therefore any such approval is not a representation that the Solar Energy System chosen by an Owner is safe to use or meets any applicable requirements. Owners are encouraged to consult with qualified professionals and legal advisors when planning a Solar Energy System installation.
 - The Owner is responsible for knowing and confirming what permits and/or approvals may be required (in addition to Board approval) and for obtaining any such permits and/or approvals prior to installation of the Solar Energy System.
 - If construction is not started within six (6) months of issuance of approval, the application shall be deemed withdrawn and thus approval shall be deemed null and void.

4. Design and Placement:

- All Solar Energy Systems should be contained within the Owner's Lot and on the roof of the Dwelling Unit.
- Solar panels should be installed on roofs whenever possible to minimize visual impact and maximize energy production efficiency. Preference should be given to installing solar panels on the backside of roofs and rear slope of roofs, away from street view, to minimize visual impact on the community's aesthetics.

- Panels must be placed in a manner that maximizes sunlight exposure and minimizes shading from nearby trees or structures.
- It is recommended that roof solar panels be installed on shingles that are six (6) years old or less per industry practice and standards, given that the life of shingles is generally twenty (20) years and the life of solar panels is generally twenty-five (25) years.
- All installations must comply with applicable setback requirements and maintain a safe distance from roof edges to ensure safety during maintenance.

5. Aesthetic Considerations:

- Solar panels should be aesthetically integrated into the architecture of the home to maintain the overall visual appeal of the community.
- Consideration should be given to the color and texture of roofing materials to ensure compatibility with solar panel aesthetics.
- Whenever feasible, Owners should use black-framed panels to minimize contrast with the roof and reduce visibility from the street.
- Solar systems shall NOT be ground-mounted, located on site features (landscape, retaining walls, pergolas, etc.), or on structures not integral to the Dwelling Unit.
- All exterior components of the solar energy system are to be integrated into the design of the home to the most extent practicable. The color of the components should conform to the color of the roof shingles to the extent practical. Solar “shingles” that mimic the look of a composite shingle are acceptable but shall match the color of the roof shingles to the extent practical. All solar systems must have a frame, brackets, visible piping, and/or wiring that is black or a color match to the existing roof shingles.
- Exterior solar energy system components must be parallel (level) with the roof and installed no more than six (6) inches above the existing roof. Where solar energy system components must be tilted, a variance must be granted.
- The highest point of a solar energy system such as a solar panel array shall be lower than the ridge line of the roof where it is attached. Panels shall fit within the roof area and not overhang the edges of the roof.
- Solar energy system equipment shall be aligned so the top edge of the equipment is parallel to the roof ridge line for the roof section to which it is attached.
- Piping / electrical connections shall be located directly under and/or within the perimeter of the panels and concealed from all viewing angles. Secondary utility connections (e.g. transformers) shall be placed at rear-facing areas of the house.

6. Installation:

- Contractor Insurance. Any contractor(s) or subcontractor(s) performing installation or maintenance, repair or replacement of a Solar Energy System shall provide the Association with a certificate of insurance evidencing: (a) General Liability (bodily injury and property damage) of not less than \$1 million for each claim and \$2 million general aggregate; (b) Worker's Compensation of not less than the limit that complies with State of Illinois Workers Compensation Act; and (c) Umbrella Liability of not less than \$1 million. Certificate(s) of insurance must list the address of the Dwelling Unit and include the following additional insured parties: the Haverford Homeowners Association, its Board of Directors and managing agent, and the Owner.
- Contractor Credentials. A Solar Energy System shall only be installed by a professional contractor accredited by the North American Board of Certified Energy Practitioners (in NABCEP), Interstate Renewable Energy Council (IRAC) or other similar nationally recognized accrediting/licensing authority.
- Manufacturer's Instructions; Warranties. All Solar Energy Systems must be installed in compliance with the manufacturer's instructions and in a manner that does not void material warranties.
- Configuration. The Board may determine the configuration of the elements of the Solar Energy System on a given roof face provided that such determination does not (a) prohibit elements of the system from being installed on any roof face; or (b) reduce the product (as defined in the Act) of the solar energy system by more than 10%.
- Cost. Owners shall be responsible, at their own cost, for installation, maintenance, repair and replacement of the Solar Energy System, including without limitation any and all required applications and/or permits. The Owner bears all risks regarding installation, use, maintenance, repair and replacement of the Solar Energy System and shall be liable for all damage that may occur as a result of same.

7. Maintenance and Repair:

- Any repairs or modifications to the solar panel installation must be conducted by qualified professionals at the Owner's sole cost and in accordance with manufacturer recommendations.
- Owners should promptly and at their own cost address any issues that may affect the safety, performance, or aesthetic appearance of their Solar Energy System.
- Solar Energy Systems must be maintained in good repair and working order. Any Solar Energy System damaged, destroyed, or no longer in use must be removed or repaired within ninety (90) days after such initial damage, destruction, or disuse, subject only to delays as expressly approved by the Board in its sole discretion.
- Owners are responsible, at their cost, for maintaining adequate insurance coverage for their Solar Energy System. Owners should check with their insurance company prior to installation of a Solar Energy System to determine how such installation may impact their insurance policy.

8. Removal and Restoration:

- In the event that solar panels need to be removed, the Owner must obtain prior written approval from the Board and restore the affected area to its original condition at the Owner's sole expense.
- Restoration should include repairing any damage to the roof, replacing missing or damaged roofing materials, and restoring the visual appearance of the property.

9. Prohibition Installation of Systems:

- **The following systems are prohibited: Wind Energy Systems (including without limitation turbines), Rainwater Collection Systems and Compost Systems.**

10. Miscellaneous

- Compliance. Failure to comply with these guidelines may result in enforcement actions by the association, including but not limited to fines, removal of non-compliant installations, or legal action. If any portion of this Policy is determined to be legally unenforceable, it shall not negate the enforceability of the remaining portions.
- Assignment. In connection with any sale, transfer or assignment of a Detached Home with a Solar Energy System installed, the Owner shall be responsible for providing a copy of this policy to the new Owner, and the new Owner shall assume all obligations in connection with any Solar Energy System.
- Indemnity. Installing a Solar Energy System, the Owner hereby agrees to indemnify and hold harmless the Board, the Association, its agents (including without limitation its managing agent) and other Owners, from any and all claims, controversies, or causes of action resulting from the installation or use of the Solar Energy System, including without limitation the payment of any and all costs of litigation and attorney's fees.
- Amendments. This Policy may be amended or updated by the Association from time to time in the Board's discretion. Owners will be notified of any such amendment or update to the Policy.