



## SOLAR ENERGY PANELS

The following guidelines follow RCW 64.38.055 for the use of solar energy panels for heating and cooling, and to ensure uniform design and installation within the community.

Canterwood CC&R's Section 9.3 requires:

- 1) Homeowners to first consider all existing structures and landscaping before selecting a site for any proposed solar system
- 2) To have all plans preapproved by the Architectural Control Committee (ACC) prior to installation
- 3) To make sure all solar energy panels meet the following standards per RCW 64.38.055(1):
  - a) The solar energy panel must meet applicable health and safety standards and requirements imposed by state and local permitting authorities.
  - b) If the solar panel is used to heat water, it must be certified by the solar rating certification corporation or another nationally recognized certification agency for both the solar energy panel and for its installation.
  - c) If the solar panel is used to produce electricity, it must meet all applicable safety and performance standards established by the national electric code, the institute of electrical and electronics engineers, accredited testing laboratories, such as underwriters laboratories, and, where applicable, rules of the utilities and transportation commission regarding safety and reliability.

RCW 64.38.055(2) expressly authorizes the Association to regulate the location and manner of placement of solar panels. The preferred location for solar panels is either a ground-mounted array (on the side or rear of the house) or a rear-facing, roof-mounted array:

- 1) Ground mounted solar energy panels are only allowed if they are shielded from view, unless the required shielding prohibits economic installation of the solar energy panel or degrades the operational performance quality of the solar energy panel by more than 10%.
- 2) Roof mounted solar energy panels must not be visible above the roofline. Solar energy panels may only be attached to the slope of a roof facing a street if: (a) documentation is provided from the solar contractor indicating this is the only feasible location for a solar array; (b) the solar energy panel conforms to the slope of the roof; and (b) the top edge of the solar energy panel is parallel to the roof ridge.
- 3) All roof mounted solar energy panel frames, support brackets, and any visible piping or wiring must be painted to coordinate with the roofing material and generally 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 should match the color of the current roof shingles as much as is practical.

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- 4) All components of the solar system should be integrated into the design of the home.

Applications for the installation of solar energy panels should include the following:

- 1) A diagram “drawn to scale” by the licensed contractor installing the system showing where the system will be installed;
- 2) Photos of the roof area where the array will be mounted;
- 3) Material to be used and/or manufacturer’s description of the system, photos and/or pictures of the system and color of the system; and
- 4) Where possible, provide photos of similar existing systems as examples.

Piping and electrical connections will be located directly under and/or within the perimeter of the panels, when possible, and placed as inconspicuously as possible when viewed from all angles.

All painted surfaces will be kept in good repair.

Per Canterwood CC&R’s Section 10.26, residents are prohibited from construction improvements, including landscaping that will shade a neighbor’s solar energy panels. Changes to adjacent property should not impede an existing or soon-to-be-installed solar energy system.

Any owners who install solar energy panels must expressly indemnify or reimburse the association or its members for loss or damage caused by the installation, maintenance, or use of a solar energy panel.

A variance to certain sections of these guidelines may be granted if compliance with these guidelines would significantly increase the purchase price of the solar system or significantly decrease its performance or efficiency. If an owner seeks a variance, they must provide a minimum of two bids depicting the cost of installation of the solar systems – one bid in compliance with these guidelines and a second bid depicting the desired alternative location, unless the variance represents the only feasible installation location. The ACC may require bids or estimates from a second contractor in order to make an informed decision.

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