

RIGGSBEE FARM HOA
CARY, NORTH CAROLINA
SOLAR PANELS GUIDELINES

06/26/2018

The Riggsbee Farm Architectural Review Committee (ARC) must approve all solar energy system specifications prior to installation. The Homeowner must supply detailed documentation as part of their application and await final approval before installation can begin. The ARC will review applications in a timely manner and communicate with the Homeowner with assistance from the property management company contracted by Riggsbee Farm.

Homeowners are to be advised not to sign any contracts or make any down payments prior to ARC approval as they do so at their own risk.

- 1) Homeowners must use an installer who is a licensed solar equipment contractor with the appropriate contractor's license. Homeowner must obtain a building permit from the Town of Cary for installing solar panels and ensure the installation meets needed code.
- 2) Only commercially or professionally made devices can be used.
- 3) Solar panels may be not installed on the exterior walls of the home.
- 4) Ground-mounted solar panels are prohibited.
- 5) Roof-mounted solar panels are permitted, but must be color matched to roof, flush-mounted with the slope of the roof, and designed in a square or rectangular pattern on the roof. No panels with shiny metal trim will be allowed.
- 6) Conduits need to be located under the roof and not exposed on the roof.
- 7) Exposed surfaces must be painted to match the surface of the roof.
- 8) Solar panels are restricted to the back roof of the home, unless otherwise approved by the ARC. Solar panels are not allowed on the front roof of homes. For the ARC to consider approval on the side roofs, a report must be submitted from the installer stating that rear installation would not have enough sunlight to generate the solar power necessary to operate the system and that the only opportunity for any cost savings to you requires solar panels being installed on the side of your home. This is still not a guarantee that of approval by the ARC committee.
- 9) Once approved, homeowner must ensure that all surfaces and equipment are properly maintained to prevent peeling, cracking of paint, loss of coloration, or other deterioration. As with other outside features of the home, the solar equipment panels will need to conform with the aesthetic standards of Riggsbee Farm HOA.

All solar panel energy systems require Riggsbee Farm ARC approval. The following documents must be included along with the required application.

- Detailed plans for installation and placement of any solar panel showing visibility of the system from areas open to common or public access
- A drawing (with dimensions) showing the proposed location of the system
- Photographs or manufacturer literature for all proposed system components including specifications, color, and materials
- Copy of solar equipment contractor's license to insure proper credentials of company

The Riggsbee Farm HOA, Board, and ARC have no expertise or special knowledge regarding solar energy systems and therefore any approval for installation of such devices or systems is not a representation that the system chosen by a Homeowner is safe to use or is compatible with Homeowner's roof.