

# Hampton Cove Owners Association ARCHITECTURE REVIEW COMMITTEE

***The HCOA is aware of alternative energy solutions however these solar energy collectors must not detract from the overall traditional-style aesthetic of the neighborhood. All components of the solar energy collector system shall be integrated into the design of the home. The HOA will impose guidelines to determine solar panel design, placement and method of installation. Placement of solar energy collector systems will be at the sole discretion of the HCOA.***

## **Guidelines**

- Solar energy collectors must be located on the backside of the home. In accordance with the COH ordinance, no solar energy system shall be located within or above any front yard.
- Installation must be completed by a licensed professional contractor in accordance with all applicable safety codes (fire, electrical, structural, mechanical)
- Location of solar panels shall be either a ground-mounted array (in the rear of the house) or a rear-facing, roof-mounted array.
- Ground mounted solar panel collectors should not be installed on more than 15% of back lawn and in a location approved by the HCOA. In accordance with the COH, ground mounted system measured when oriented at maximum design tilt, shall not exceed the maximum height for accessory buildings in applicable zoning district.
- Ground-mounted and pole-mounted solar fence gate energy collector panels shall be located so that any glare is directed away from the adjacent property(s). Pole mounted fence gate solar energy collector shall be limited to 18"x18" panel and placement shall be approved by the HCOA.
- Solar panels shall be out of view from the street. In accordance with the COH, ground-mounted or pole-mounted solar energy systems, screening, capable of providing year-round screening, shall be provided along the non-reflective sides of the solar energy system(s).
- Set back distance of solar energy system shall be equivalent to accessory building set back requirements in applicable zone.
- Meters/hardware/control panels on ground level should be screened from view
- Roof top solar panel hot water heaters are prohibited. Ground level solar hot water heaters must be screened from view with HCOA approved screening.
- The color of the solar energy collector system components should generally conform to the color of the roof shingles to the extent practical. Solar "shingles" that mimic the look of composite architectural shingles may be approved on a case-by-case basis and should match the color of the current roof shingles as much as possible.
- Solar storage batteries and supporting equipment must be screened from view with HCOA approved screening (or, ideally, located in garage)
- Permitting: In accordance with COH, the owner of a solar energy collection system connected to the utility grid shall provide written authorization from the local utility company acknowledging and approving such connection
- Maintenance is the responsibility of the resident/owner. All surfaces will be kept in good repair.
- Piping and electrical connection will be located directly under and/or within the perimeter of the panels, and placed as inconspicuously as possible when viewed from all angles.
- The highest point of the solar panel array will be lower than the ridge of the roof where it is attached.
- Location of solar energy collectors shall not obstruct windows of adjacent homes.
- Electric Vehicles Charging Stations shall be located in the garage or along the side of the home, screened from view of the street with HCOA approved screening
- If a homeowner seeks an exception to the guidelines, they must provide a minimum of two plans of the solar energy collection systems. One plan in compliance with these guidelines and a second plan depicting an alternative location. The ARC may require multiple plans or estimates from additional contractors in order to make an informed decision.

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## Solar Energy Collector Checklist:

- Signed Property Modification Request application
- Plat of property with location of solar energy collector system clearly labeled
- Set back measurements from side and rear property lines clearly labeled in feet
- Proposed plan and specifications of the solar energy collector system including all dimensions and measurements. Diagram "drawn to scale" by the licensed contractor installing the system showing where the system will be installed
- Current photos of the proposed location of the solar energy collector system (i.e. the roof area where the array will be mounted or the back yard, etc)
- Complete materials list that includes all exterior finishes and color samples. Material to be used and/or manufacturer's description of the system, photos and/or pictures of the system and color of the system
- If possible, photos (or address) of similar existing system
- On site visit with Architecture Review Committee required