

SOLAR ROOF INSTALLATION POLICY

The Board of Directors of Camino Del Prado Homeowners Association resolves that Owners may install solar panels subject to the following rulers:

- 1) Owners of the community are allowed to install solar panels on the roof of their individual units in a manner that allows for the regular maintenance of the roof, HVAC, satellite/communication equipment and exterior of the building.
- 2) Owners may install solar on the roof of their individual units provided that
 - a. the owners submit an Architectural Change Request Form and it is approved by the Board of Directors;
 - b. the owners agree to pay for all costs and any damages associated with their solar energy system and those associated with any temporary removal of their solar system that is required as a result of any Association roofing, gutter cleaning, common area work, or repair projects;
 - c. the owners sign a Solar Installation Agreement; and
 - d. the owners sign an acknowledgment for all liability regarding the solar system.
- 3) Notice has to be sent out to all owners of the building within the community of the proposed installation at the Owner's expense;
- 4) A solar site survey must be conducted that (a) is prepared by a licensed contractor, (b) shows the placement of the proposed System, (c) depicts the usable area of the location in which the proposed System will be installed, and (d) includes a determination of an equitable allocation of the usable solar area among all owners sharing the same roof, garage, or carport;
- 5) Owners planning to install a solar energy system and all future owners of that property obtain and maintain a homeowner liability coverage policy, and provide the HOA with a copy of same within fourteen (14) days of approval of the application. All owners who install solar panels or have property with solar panels on them are required to carry insurance on the solar panels and submit proof of insurance to the HOA on an annual basis. If the owner fails to provide proof of insurance, the Association may require the removal of the solar panels from the roof at the expense of the Unit owner.
- 6) Owners planning to install a solar energy system execute and record a maintenance and indemnity agreement whereby the owner and future owner(s) assumes responsibility for 1) the costs of repairing damage to, among other things, the common area resulting from the installation, maintenance, repair, removal or replacement of the System, including but not limited to legal fees, and 2) the costs of removing and re-installing of the owners solar panels as needed to accommodate for any roofing or repair projects that the Association may do in the future.
- 7) Owners and future owners of a solar energy system must disclose to all prospective buyers the existence of any solar energy system of the owner and the associated responsibilities of the owner under this agreement and California Civ Code Sec 4746. This disclosure should be a part of the Real Estate package normally requested by the owner who is selling the unit.
- 8) An Architectural Modification Request application be submitted for each owner solar energy system installation and that it must be approved by the Board of Directors of the Association prior to work commencing.
- 9) Any modification outside of what was in the original Architectural Modification Request must receive additional approval from the Board of Directors.

- 10) Any and all debris must be removed off-site and may not be placed in the community, including in any common area, street and parking areas.
- 11) Any battery installations (if applicable) must be housed only either a) in the garage, b) inside the unit, or c) on the patio but below the fence line.
- 12) All work must be done Monday through Friday between the hours of 7:00am and 6:00pm or Saturday between the hours of 8:00am and 5:00pm.
- 13) Upon the solar panels no longer functioning or upon the termination of a lease with a solar company, the solar panels need to be removed at the expense of the owner(s).
- 14) The owners are responsible for removing and putting the solar panels back in place at the owner's sole expense if there is any roofing or required repairs that need to be made by the Association.
- 15) All contractors must be licensed and carry both worker's compensation and general liability insurance in the amount of \$1,000,000 or greater.
- 16) The owner(s) are responsible for any price increases and/or roof warranty nullifications that result from their solar installation. The Owner (s) will need to provide an extended warranty or an owner liability policy including the Association as additionally insured or covered.