

## SOLAR ENERGY PANELS/DEVICES POLICY AND REGULATION

### 1. Introduction

Innis Arden Covenant 4 provides:

As to all improvements, construction and alterations in Innis Arden, the Grantor shall have the right to refuse to approve any design, plan or color for such improvements construction or alterations which is not suitable or desirable, in Grantor's opinion, for any reason, aesthetic or otherwise, and in so passing upon such design, Grantor shall have the right to take into consideration the suitability of the proposed building or other structure, and the material of which it is to be built, and the exterior color scheme, to the site upon which it is proposed to erect the same, the harmony thereof with the surroundings, and the effect of the buildings or other structure or alterations therein as planned on the outlook of the adjacent or neighboring property, and the effect or impairment that said structures will have on the view of surrounding building sites, and any and all other factors which, in the Grantor's opinion, shall affect the desirability or suitability proposed structure, improvements or alterations.

The purpose of this regulation is to address the Club's implementation of Covenant 4 authority, and additional Covenant authority under, e.g., Covenant 11, within the bounds of RCW 64.38.055 ("Governing documents – Solar panels"). The intent in adopting this regulation is not to preclude solar energy panels/devices, but instead to ensure that they are installed and maintained in keeping with Covenant requirements.

### 2. Regulation

a. This regulation applies to all solar energy panels/devices and their associated components, including but not limited to those within the meaning described in RCW 64.38.055(4).

b. Detailed plans for proposed installation of such devices must be submitted to the Building and Remodel Chair per Covenant 4, the Innis Arden Building and Remodel Policy, and The Homeowner's Guideline for Remodels, New Construction and Site Alterations. As with other actions subject to Covenant 4, solar panel/device installation may not commence until an application has been approved. Failure to comply with these policies or to acquire the necessary approvals may result in the imposition of fines per Article IV, Section 6 of the Innis Arden Bylaws. The Club also reserves the right to pursue injunctions and/or other remedies.

c. Only commercially or professionally made devices that meet the criteria in RCW 64.38.055 (1)(a), (b), (c) are allowed.

d. Ground-mounted solar panels are permitted.

e. Roof-mounted or wall mounted solar panels are permitted and should be installed to minimize the visual impact on the outlook of neighboring properties and to be harmonious with the surroundings.

- f. Each of the prohibitions, requirements, and standards allowed by RCW 64.38.055(2)(a),(b),(c) are adopted and incorporated here by reference.

### 3. Additional Rules

Pursuant to the authority in RCW 64.38.055(3) for “other reasonable rules regarding the placement and manner of a solar energy panel” the following additional rules apply:

- a. Ground-mounted solar panel equipment must be installed with no portion of the unit exceeding six feet in height from the ground below it.
- b. Ground-mounted solar collectors shall be within setback lines established by the City of Shoreline Municipal Code as well as the Innis Arden Covenants and concealed from view by neighboring properties to the extent reasonably possible.
- c. Rooftop panels must be installed to minimize to the maximum extent possible their visibility in neighboring properties’ outlook, particularly the impact on sound and mountain views. They should be an integrated part of the roof design and mounted directly to the roof deck or if mounted on or over the existing roof surface, should be flush with the slope of the roof and must not extend above the roof ridge line. They should be positioned as low as possible on the roof extending wider rather than higher on the roof plane. Panels and any associated devices and material must not be higher than or visibly protrude above the roof peak.
- d. All roof mounted equipment, shall be kept discreet and must match or be harmonious with the color of the roofing material and should be non-reflective to the maximum extent possible to avoid glare and reflection. Exposed surfaces such as any frame or supports for panels must be painted to match or be harmonious in color, or the color of the materials used must match or be harmonious in color, the surface on which it is mounted.
- e. All exterior or visible plumbing lines, wiring, cabling, conduit, or other connection mechanisms shall be kept discreet and painted to match or be harmonious in color, or the color of the materials used must match or be harmonious to the color of adjacent roofing material and walls. Aluminum trim, if used and visible, should be anodized or otherwise color treated to blend into the surroundings as much as possible.
- f. All surfaces and aspects of approved devices and equipment must be properly and timely maintained to prevent deterioration resulting in an unsightly condition or appearance inconsistent with the basis on which installation was originally approved and/or with Covenant 11.