

# The HAMLETS Homeowners Association

P.O. Box 270  
Manassas, VA 20180  
www.thehamlets.com

## Solar Panels (Energy Collection Devices) Policy – adopted 12/5/15

Before any Solar Panels (Energy Collection Devices) may be installed, an ARB Application must be completely and properly filed with and approved by the ARB. With respect to differing house styles and the variety of solar panel designs, each request for approval will be reviewed individually on its own merits. An Architectural Review form is required.

### The following Criteria outlines the Association standards

#### Parameters

- Panels shall not exceed 30% of the roof's total surface area.
- The size, number, arrangement and total square footage of the panels should be appropriate for the size and shape of the roof face on which they are mounted.
- Panels are to be matching in size and configuration and installed contiguously
- Panels will be low profile and mounted flush/flat on the roof with edges parallel and perpendicular to the roof eaves or peak.
- The panels, the material enclosing the panels, all pipes, wires, and control devices must be secured, concealed, and blend with the color of the roof and structure.
- Panels and framing must match/blend with the color of the roof.

#### Installation / Location

- Panels must be mounted flat on the rear slope of the roof, parallel with the roof ridge and edges, unless the panels would be otherwise inoperable due to shade.
- Panels are not to extend beyond the roof line.
- Panels to be mounted with a total height not to exceed 4 inches from the roof top to top of panel.
- Panels to be visually inconspicuous from the street and neighboring Lots.
- Panels shall not be installed on the front or sides of the dwelling, attached to decks, patios, etc. or on lawns.
- Panels should be installed to ensure there is minimal visual impact to adjacent Lots and public view to protect and enhance the architectural integrity of the community.

**Maintenance Notice** – Owners who are approved and install Solar Panels shall be responsible for all costs associated with their solar panel maintenance, repair, replacement, removal, and the correction of any safety hazard to the community. If the Panels are removed the owner must restore the roof to its original condition. If the Panels become detached and the detachment threatens anyone's safety, the owner must remove or repair within 7 days, or the Association may remove the panel at the expense of the owner.