

ACC Rule Revision

Current Rule:

PC.5.12 Solar Panels

The roof mounting brackets and visible portions of underlay, if applicable, must match the roof in color. The electrical panels and exposed conduit mounted on the exterior wall(s) must match the main structure in color. Plot plans must show the location of the panels. Solar panels are not allowed in the front yard and/ or the Community setback.

Proposed Change ~~Redlined:~~

PC.5.12 Solar Panels

The roof mounting brackets and visible portions of underlay, ~~if applicable,~~ must match the roof in color. The ~~electrical panels and~~ exposed conduit mounted on the exterior wall(s) must match the main structure in color. ~~If the stucco is damaged around the electrical panel(s), the stucco must be repaired to match the existing in design and color. Plot plans~~ The plot plan must show the location of the panels. ~~Tile roofs must have matching roof tiles around the panels.~~ Solar panels are not allowed in the front yard and/ or the Community setback.

Proposed Change:

PC.5.12 Solar Panels

The roof mounting brackets and visible portions of underlay must match the roof in color. The exposed conduit mounted on the exterior wall(s) must match the main structure in color. If the stucco is damaged around the electrical panel(s), the stucco must be repaired to match the existing in design and color. The plot plan must show the location of the panels. Tile roofs must have matching roof tiles around the panels. Solar panels are not allowed in the front yard and/ or the Community setback.

Fine – No change. No fine for a definition.

Justification: The Committee has revised the rule to eliminate the painting of electrical panels. The electrical panels are usually upgraded when a solar system is installed and have information stickers applied. The property owner may paint to match the wall color but the stickers must not be painted. For a tile roof, the tiles must be replaced around the panels.