

## **SOLAR HEATING, POWER GENERATION & OTHER DEVICES**

### **Community Standard for Solar Energy Devices**

The Herons Glen Homeowners Association encourages homeowners to seek energy saving devices to meet their needs, likewise the Architectural Review Committee is committed to working with owners seeking energy saving solutions to achieve their goals.

The Florida Solar Rights Act Florida Statute 163.04 encourages property owners to install solar devices. Although a homeowner's association may not deny approval to install solar systems, the association may impose limitations regarding location. The Herons Glen Declaration of Covenants, Conditions and Restrictions, Article XIII, Residential Use Restrictions, Section 21, allows for installation of energy devices subject to approval of the color and location of the equipment. *Owners are cautioned that contractors may tell them approval is not required. Failure to obtain approval may subject the owner to penalties and fines and require an installation to be relocated at the homeowner's expense.*

### **Solar Energy Systems**

A Solar Energy System is any device, structure, mechanism, or series of mechanisms which uses solar radiation as a source for heating, cooling, or electrical energy. For the purposes of these requirements "solar energy panel" means a panel device or system or combination of panel devices or systems that relies on direct sunlight as an energy source, including a panel device or system or combination of panel devices or systems that collects sunlight for use in: (a) The heating or cooling of a structure or building; (b) The heating or pumping of water; or (c) The generation of electricity.

### **Solar Collectors for Roofs**

#### **Application & Documentation Requirements**

ARC Application and Exterior Work Form and required information and documents must be submitted to the Architectural Review Committee for review and a written approval issued before any work can be started.

#### **Submit:**

- ARC Application and Exterior Work Form.
- An illustrated brochure of the proposed system, which depicts the materials to be used, showing the appearance of the solar equipment and complete specifications (dimensions, colors, materials).
- Drawings of Roof showing the specific locations and number of collectors.
- Details of attachment to the roof structure.
- Location of exterior system components that Solar Panels will be connected. If new equipment and/or exterior wall attachments are to be installed, details of type and location must be included.

## Permitted Types of Solar Collectors, Design, Location, and Installation Requirements



**Roof mounted solar collector panels are permitted to be** located on the sides and rear of the home. The front slope of the roof of the house or garage may not be used, provided the location does not impair effective operation of the solar panels.

In the instance it is determined that placement of solar panels is required on the front slope of the roof or garage for effective operation of such panels, the owner must include in its application additional information substantiating how a solar panel will not operate effectively on any other portion of the roof.

Before contacting a solar company, residents are encouraged to contact Lee County Electric Cooperative for information on solar energy savings or go to their website <https://www.lcec.net/energy-efficiency/solar>.

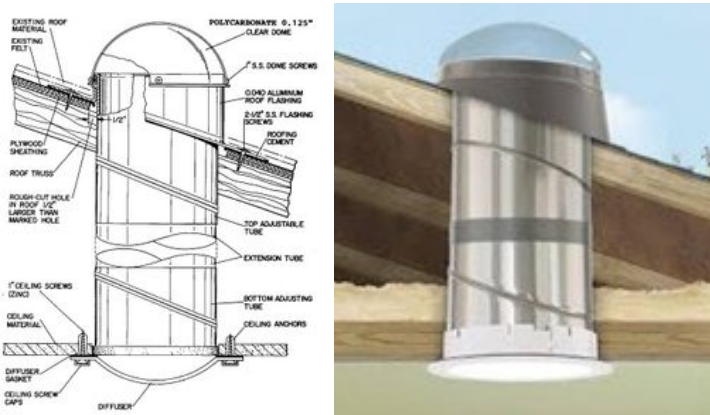
In Lee County, a Solar/Photovoltaic permit is required to add or modify any solar pool heater, solar hot water heater, rooftop HVAC collector, or any photovoltaic power system for any residential or commercial property. Please review the Solar-Photovoltaic System and Heaters Application and Permitting Guide at <https://www.leegov.com/dcd/BldPermitServ/AppsProcd>. Once all inspections have passed, and all outstanding conditional documents and fees have been satisfied, **a Certificate of Completion from Lee County must be submitted to the ARC for file.**

- Roof-mounted systems must be low profile.
- Solar panels must have the same pitch as the roof and have a top edge that is parallel to the roofline.
- Panels cannot overhang edge of roof.
- Panels must be stationary.
- All exterior pipes, tubes, cables, and wires must match or be painted to match the colors of the underlying surfaces and walls at the time of installation.
- Solar Roof Shingles, Solar Tiles or any non-flat type of solar device unless specifically described as permitted in this policy is prohibited.
- Ground-mounted solar collectors are not permitted.
- Wall mounted solar collectors are not permitted.

**Solar Tubes & Sky Lights**

**Solar tubes** (also known as sun tubes, sun tunnel, light tube, etc.) delivers light from the roof to inside your home. It is typically a 10- or 14-inch diameter sheet-metal tube with a polished interior. The tube acts like a continuous mirror, channeling light along its entire length while preserving the light's intensity.

The exposed flashing above the roof line must be painted the same color as the roof.



- ARC Approval is required.
- A diagram or survey of the roof is required with application to specify the proposed location of the tube or light.

**Solar Attic Fans**

- ARC Approval Required.
- Attic fans must be low profile and installed on the sides or rear of the home.
- A diagram or survey of the roof is required with application to specify the proposed location of the solar attic fan.



**Maintenance Requirements**

Each Solar Energy System shall be maintained in good repair and working order. Any Solar Energy System damaged, destroyed, or disused shall be removed or repaired within ninety (90) days after such initial damage, destruction, or disuse.

*Adopted as Document 2022-42 at the 7/13/22 HOA Board Meeting*