

**Prestwick Homeowners Association
Frankfort, Illinois
Solar Energy Policy**

The Prestwick Homeowners Association (“PHA”) members will be compliant with federal, state, city and county guidelines for the design and installation of solar energy for heating and cooling systems. Homeowners who are in violation of federal, state, city, county and/or this Policy, will remove the solar energy system at their own expense within sixty (60) days of written notification. E-mail or fax notification is within the definition of written notification. In the absence of additional guidelines from federal, state, city and county, the PHA will follow the guidelines given below.¹

PHA Solar Energy System Rules

- A. All exterior solar energy system equipment must be preapproved by the PHA Architectural Review Committee (“ARC”) *in writing*.
1. Solar systems shall NOT be ground-mounted, located on site features (landscape, retaining walls, pergolas, etc.) or on structures not integral to the house.
 2. All exterior components of the solar energy system are to be integrated into the design of the home to the most extent practicable. The color of the components should conform to the color of the roof shingles to the extent practical. Solar “shingles” that mimic the look of a composite shingle are acceptable but shall match the color of the roof shingles to the extent practical. All solar systems must have a frame, brackets, visible piping, and/or wiring that is a color match to the existing roof shingles.
 3. Exterior solar energy system components must be parallel (level) with the roof and installed no more than six (6) inches above the existing roof. Where solar energy system components must be tilted, a variance must be granted.
 4. The highest point of a solar energy system such as a solar panel array shall be lower than the ridge line of the roof where it is attached. Panels shall fit within the roof area and not overhang the edges of the roof.
 5. Solar energy system equipment shall be aligned so the top edge of the equipment is parallel to the roof ridge line for the roof section to which it is attached.
 6. Piping / electrical connections shall be located directly under and/or within the perimeter of the panels and concealed from all viewing angles. Secondary utility connections (e.g. transformers) shall be placed at rear facing areas of the house.
 7. The solar system may not threaten public health or safety and/or violate any law.
- B. Installation of all solar energy systems, whether exterior, interior or below-grade, shall be performed by contractors licensed, bonded by the Village of Frankfort. Homeowners will

¹ The PHA will observe and comply with 765 ILCS 165/1 (“The Homeowners' Energy Policy Statement Act.”) Nothing in this Policy is intended to violate 765 ILCS 165/1. Any provision required below will be suspended if a homeowner can demonstrate that such provision violates 765 ILCS 165/1.

be responsible for conformance with all applicable building codes and permit requirements. All solar energy systems must be installed in compliance with manufacturer's instruction and in a manner that does not void material warranties. Licensed craftsmen must be used where required by law.

- C. Homeowners shall submit applications for review of solar energy systems to the PHA ARC. Such application shall provide the following:
 - 1. Roof plans, floor plans and elevations drawn to scale by the licensed contractor installing the system, or if required by the Village of Frankfort prepared by a design professional licensed in the State of Illinois, necessary to fully describe the system;
 - 2. Photographs of where the solar energy system will be mounted, and wall and ground areas where support equipment will be installed;
 - 3. Solar energy system manufacturer's written description of the system, diagrams and photographs of the system, samples of the materials to be used, and color of the system;
 - 4. When possible, provide photographs of recently installed similar systems as examples.

- D. If construction is not started within six (6) months of issuance of approval, the approval by the PHA becomes null and void.

- E. The solar energy system including all painted surfaces will be kept in good repair and maintained in functioning condition. Derelict or non-functioning systems shall be removed and location surfaces restored to new condition.

- F. Homeowners will be responsible for any external damage caused by a golf ball or natural incident such as a storm, tree, etc. The PHA has no responsibility or liability for damage done to solar energy systems by errant golf shots, natural incidents, etc.