

The Highlands at Pleasant Valley Architectural Control Committee Guidelines, section 3.2.5 – Solar Panels, is amended to/replaced by the following:

3.2.5 Solar Panels

Consistent with RCW 64.38.055, installation of solar panels and tiles (as defined in RCW 64.38.055) are allowed. Prior to installation or modification of a solar system by an owner/ resident an application for an exterior exchange must be submitted to and approved by the ACC.

Solar installations must meet each of the requirements of RCW 64.38.055, sections (1)(a) through (c).

In addition:

- A. Roof mounted panels must not extend above the ridge line of the roof section on which they are mounted;
- B. Roof mounted panels must conform to the slope of the roof;
- C. The top edges of roof mounted panels must be parallel to the roof ridge;
- D. Panel frames, support brackets and any visible piping or wiring must be painted to coordinate with the roofing material or house exterior;
- E. Any external battery banks, electrical energy storage devices and auxiliary equipment must not be located on the front, or public facing, side of the house or yard and must be painted or colored to blend with the house exterior;
- F. Ground mounted solar panels are prohibited on the front, or public facing, side of the yard and the ACC may require that they be shielded if public area visibility is a concern.

THE APPLICATION FOR EXTERIOR CHANGE MUST INCLUDE:

- a) Manufacturer or installer literature or other documentation (i) illustrating and describing the solar system equipment to be installed and (ii) representing that the installation will meet applicable health and safety standards and other requirements set forth in RCW 64.38.055, sections (1)(a) through (c), any other requirements imposed by state and local permitting agencies and any requirements of the local utility company;
- b) Identification of the person or company responsible for obtaining required governmental agency permits. ACC approval of an application will be considered conditional upon and until all required permits are obtained;
- c) Scale drawings of the house roof for roof mounted panels showing the location of each solar panel and demonstrating how it meets requirements A through C above;
- d) Scale drawings of the lot showing the location of external ground mounted equipment and ground mounted solar panels;
- e) Explanation of how requirements D and E will be met.

Residents should not expect neighbors to remove trees to enhance sunlight to their solar system. Owners/residents of lots 1-46 of Phase II should carefully assess whether existing mature trees degrade potential performance of a solar system. The ACC will not waive rules concerning the removal of mature trees in Lots II 1-46 to enhance sunlight for a solar system.