

# ***CHAMPIONS COMMUNITY IMPROVEMENT ASSOCIATION***

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## **Solar Panel Policy**

An application must be submitted for review by the Architectural Control Committee, and formal written approval from the Architectural Control Committee shall be required before installation may begin.

### **Prohibited Solar Panels**

“Solar Panels”, as referred to herein, shall be defined as set forth in the Texas Tax Code, § 171.107. Solar Panels are prohibited in the following circumstances:

1. It has been adjudicated by a court that the Solar Panels are a threat to public health or safety, or violate a law;
2. Solar Panels that are located on property owned or maintained by the Association;
3. Solar Panels that are located on property that is owned in common by the members;
4. Solar Panels that are located on the owner's property, other than:
  - a. On the roof of the dwelling or another permitted structure;
  - b. In a fenced yard or patio owned and maintained by the owner.
5. Roof-mounted Solar Panels that extend higher than or beyond the roofline;
6. To the maximum extent possible, a roof-mounted solar panels shall be installed so as to minimize its exposure when viewed from areas open to common or public access (e.g., public streets, neighboring lots, or association properties or common areas). The Architectural Control Committee reserves the right to designate a new location for a proposed system, unless the new location would decrease energy production of the system by more than 10%. The difference in energy production by location shall be determined through the publicly available modeling tool provided by the National Renewable Energy Laboratory
7. Roof-mounted Solar Panels that do not conform to the slope of the roof and have a top edge that is not parallel to the roofline;
8. Roof-mounted Solar Panels having frames, support brackets, or visible piping or wiring containing colors other than silver, bronze, or black tones;

9. Solar Panels located in a fenced yard or patio that are taller than the fence;
10. Solar Panels that, as installed, void material warranties; and
11. Solar Panels that were installed without prior approval by the Architectural Control Committee.

If the proposed Solar Panels do not fall within one of the above-prohibited categories, the Architectural Control Committee may not withhold approval of the installation of Solar Panels unless the Architectural Control Committee determines in writing that placement of the Solar Panels, as proposed by the owner, constitutes a condition that substantially interferes with the use and enjoyment of land by causing unreasonable discomfort or annoyance to a person of ordinary sensibilities. The written approval of the owner's proposed location by all owners of adjoining property constitutes prima facie evidence that such a condition does not exist.

This Solar Panel Policy does not apply to property that is owned or maintained by the Champions Community Improvement Association.