

SOLAR PANEL POLICY

1. "Solar collection energy device" means any device manufactured and sold for the sole purpose of facilitating the collection and beneficial use of solar energy, including passive heating panels or building components and solar photovoltaic apparatus.
2. The installation of solar energy collection devices constitutes an exterior change, alteration, addition, or modification to a Lot. Accordingly, plans and specifications showing the nature, kind, height, materials, color, and location of the solar panels must be submitted to, and approved in writing by, the Board prior to any installation or commencement of work.
3. Solar energy collection devices may be installed only on the roof of the primary residence.
4. The placement of solar energy collection devices must be as inconspicuous as possible so as to blend with the existing roof elevation and minimize visibility. This means but is not limited to the following standards: (i) except where rear roof installation would unreasonably impede the collection of solar energy, the rear roof of the residence is the required location; (ii) on corner Lots, the rear corner furthest from the side street is the required location unless such placement would unreasonably impede the collection of solar energy; (iii) the use of low profile mounting brackets is required; and (iv) the color of the solar energy collection devices must match the existing color of the roof material.
5. The Owner must obtain all applicable and/or required permits prior to the start of any installation or work.
6. Solar energy collection devices must be installed in accordance with all applicable codes and ordinances.
7. Solar energy collection devices must be installed with good workmanship and materials.
8. Solar energy collection devices must be properly maintained, repaired, and replaced by the Owner both to ensure proper operation and to ensure that the color of the solar energy collection devices continues to match the color of the roofing material over time.

FAIRWAYS OF CROOKED TREE HOME OWNERS ASSOCIATION
ADMINISTRATIVE RESOLUTION ADOPTING SOLAR PANEL POLICY

WHEREAS, Fairways of Crooked Tree Home Owners Association (“Association”) is the entity that administers Fairways of Crooked Tree Subdivision (“Subdivision”) and it acts through its Board of Trustees (“Board”); and

WHEREAS, Article V, Section 5.1 of the Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Fairways of Crooked Tree (“Declaration”) provides that no building, fence, wall or other structure shall be commenced, erected or maintained upon the Properties, nor shall any exterior addition or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing by the Association; and

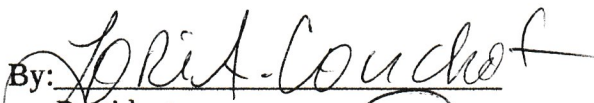
WHEREAS, R.C. 5312.16 provides that when a declaration does not prohibit the installation of solar energy collection devices, owners in a planned community may install such devices pursuant to reasonable restrictions promulgated by the Board concerning the size, place, and manner of placement of such devices; and

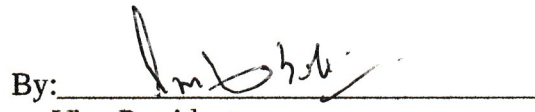
WHEREAS, in accordance with its authority under the Declaration and the above-cited law, the Board of Trustees of the Association desires to adopt standards governing the installation of solar energy collection devices.

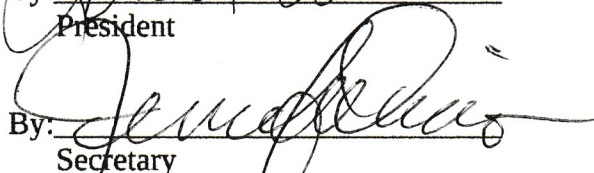
NOW, THEREFORE, the Association, through its Board of Trustees, hereby adopts the following standards governing solar energy collection devices, effective as of the date signed below.

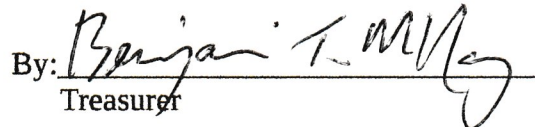
[See attached Solar Panel Policy following signature page]


Adopted this 3 day of January, 2023 by the following Trustees:

By: 
President

By: 
Vice President

By: 
Secretary

By: 
Treasurer

By: 
Member at Large