

Rock Springs Farms
A Deed Restricted Community

Solar Panel Policy

Approval Date: February 9, 2023

Effective Date: February 10, 2023

For purposes of this section, Solar Energy Panel (“Panel”), means a panel device or system or combination of panel devices that rely on direct sunlight as an energy source that collects sunlight for use in generation of electricity for a residential structure.

The homeowner is responsible for complying with all applicable Metro Louisville Zoning and Building Codes as required and must obtain necessary permits and inspections from the Department of Codes and Regulations.

The approval of the Rock Springs Home Owners Association (HOA) Board Architectural Review Committee (“ARC”) only satisfies the requirements of Rock Springs Farms HOA and shall not be construed as a conclusion or opinion by the ARC or the Rock Springs Farms Homeowners Association that the Panels comply with all applicable laws, regulations, ordinances or other requisite authorities. Nor shall the Rock Springs HOA bear any liability of any kind or nature whatsoever for any bodily injury, property damage and/or other damages or losses that may arise from the Panels. Any homeowner accepting approval of the ARC request for Panels will indemnify and hold harmless the Rock Springs Farms Association from and against any and all claims whatsoever that may arise from the Panels as a condition of the acceptance.

Design Guidelines

The purpose of these guidelines is to reasonably control the use and location of Panels with the purpose of maintaining the character and aesthetics in the community and to protect home values. The following guidelines apply:

1. The design, installation and placement of a rooftop Panel array shall be done by a certified contractor/installer.
2. Panels shall be located only on the rear-facing roof of a residence so as not to be seen from the street. A side-facing roof which extends rearward from the rear-facing roof and is not visible from the street may be approved on a case-by-case basis.
3. Panels shall not be higher or wider than the roof line and contained between the wall lines of the house. The top edge of the Panels shall be parallel with the roof line and shall conform to the slope of the roof. Panels must not break the roof ridgeline.
4. Exterior equipment and all electrical wiring associated with the Panel system shall be out of sight and designed to blend with the color of the roof or painted to coordinate with the roofing material.
5. The highest point of the Panel array will be lower than the ridge of the roof where it is attached.

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6. Panels shall be positioned as low as possible on the roof, flush mounted and centered on the back side of the roof.
7. Panel frame, support bracket or any visible piping or wiring shall be located directly under and/or within the perimeter of the panels when possible and placed as inconspicuous as possible when viewed from all angles. All such materials shall be color coordinated with the roof.
8. Panels shall be non-reflective so as not to create glare for neighboring properties.
9. Solar "roof tiles" designed to visually appear as a shingled roof will be evaluated on a case-by-case basis.

Application Process

Applications submitted to the ARC shall include the following:

- a. A diagram "drawn to scale" by a licensed contractor installing the system, showing detailed plans including a schematic drawing of the proposed installation, proposed location and number of collectors, the method of attachment to the roof structure and the location of all exterior system components.
- b. Photos of the roof area where the array will be mounted.
- c. Material to be used and/or manufacturer's description of the system, pictures of the system and color of the system.
- d. Certification of the system's compliance with all building codes.
- e. Certification of the system's compliance with storm and hurricane building guidelines.
- f. Copy of the executed Building and Electrical permits.
- g. Any violation of this Policy or failure to strictly adhere to terms of this Policy or any requirement of the approval process, may result in removal of the approved Panels by the homeowners at the homeowners' expense.

Maintenance

Homeowners shall ensure that all surfaces of such devices or equipment, whether painted or colored materials, are properly and timely maintained to prevent peeling and cracking of paint or loss of coloration or other deterioration to the point where the equipment becomes unsightly and/or incompatible with the aesthetic standards of the Community.

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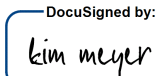
Change of Home Ownership

If Panels are approved and installed on a residence that is subsequently put up for sale or transferred in any way to another owner, the current homeowner must supply the perspective owners with a copy of this policy prior to transfer of ownership. Maintenance requirements listed herein shall be assumed by the new homeowner.

President Certification:

The undersigned, being the President of Rock Springs Farms Homeowners Association, Inc., a Kentucky nonprofit corporation, certifies that the foregoing Policy was adopted by the Board of Directors via an electronic mail vote on February 9, 2023 and in witness thereof, the undersigned has subscribed his name:

Rock Springs Farms Homeowners Association, Inc.
Kentucky Nonprofit Corporation

By:  _____
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President

Date: 2/10/2023

By:  _____
88342C1BE1834D7...
Secretary

Date: 2/10/2023