

CRESTVIEW HOMEOWNERS ASSOCIATION

ARCHITECTURAL GUIDELINES FOR THE INSTALLATION OF SOLAR PANELS

(As provided in Chapter 202 of the Texas Property Code)

1. Solar energy devices, including any related equipment or system components (collectively, “*Solar Panels*”) may only be installed after receiving the written approval of the Crestview Homeowners Association’s Architectural Control Committee (the “*ACC*”).
2. Solar Panels may not be installed upon or within common area or any area which is maintained Crestview Homeowners Association (the “*Association*”).
3. Solar Panels may only be installed on designated locations on the roof of a home, on any structure allowed under any Association dedicatory instrument, or within any fenced rear-yard or fence-in patio of the owner’s property.
4. If located on the roof of a home, Solar Panels shall be located on the roof facing the rear of the home and shall not be visible from the street facing or adjacent to the home. The Association may consider placement of Solar Panels on other areas upon the owner demonstrating that the location proposed by the owner increases the estimated annual energy production of the Solar Panels, as determined by using a publicly available modeling tool provided by the National Renewable Energy Laboratory, by more than 10 percent above the energy production of the Solar Panels if located in an area on the roof requested by the Association.
5. If located on the roof of a home, Solar Panels shall:
 - a. not extend higher than or beyond the roofline;
 - b. conform to the slope of the roof;
 - c. have a top edge that is parallel to the roofline; and
 - d. have a frame, support bracket, or visible piping or wiring that is in a silver, bronze, or black tone commonly available in the marketplace and blends with the color of the roof to the greatest extent possible.
6. If located in the fenced rear-yard or patio, Solar Panels shall not be taller than the fence line.
7. The ACC may deny a request for the installation of Solar Panels if it determines, and such determination is reduced to writing, that the 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 persons of ordinary sensibilities. The owner may obtain the written approval of the proposed placement of the Solar Panels by all owners of adjoining property. In this case, the ACC shall approve the installation should it meet all other requirements contained herein unless it determines that

the placement substantially interferes with the use and enjoyment of land of persons other than adjoining landowners.

8. Any installation of Solar Panels which voids material warranties is not permitted and will be cause for the Solar Panels to be removed by the owner.
9. Solar Panels must be properly maintained at all times or removed by the owner.
10. Solar Panels which become non-functioning or inoperable must be removed by the owner.
11. Solar Panels are prohibited if a court determines that the installation thereof violates any law or threatens the public health or safety.

These Architectural Guidelines are promulgated pursuant to and in accordance with the Declaration of Covenants, Conditions and Restrictions for Crestview and Section 202.010 of the Texas Property Code addressing the Regulation of Solar Energy Devices.

IN WITNESS WHEREOF, the Board has caused these Architectural Guidelines to be effective and executed by its duly authorized representative as of the 22 day of February, 2021.

**CRESTVIEW
HOMEOWNERS ASSOCIATION,
a Texas nonprofit corporation**

 _____, President