

Valley Meadows East Homeowners Association Guidelines for Solar Panels

The below guidelines were implemented by the Valley Meadows East Association Board of Directors to provide guidance for those wishing to install residential solar panels within the Valley Meadows East (VME) subdivision in Grand Junction, Colorado.

VME does not and cannot prohibit solar panels within the subdivision. These guidelines are intended to provide direction for the application and installation of residential solar panels pursuant to Article V of the VME Covenants, Conditions and Restrictions (CCR's).

ACC approval is required for all solar panel/solar collection system installations. The ACC submittal information shall include photos and specifications for the proposed equipment, a drawing showing how the equipment will be mounted to the house, and a description of any visible auxiliary equipment. Proposed installations may be denied based on appearance considerations at the discretion of the ACC.

1. A homeowner wishing to install solar panels for their residence must follow the provisions of Article V Section J of the CCR's, which provide authority for the Architectural Control Committee (ACC).
2. The color of solar panels, piping, and related equipment must match or closely resemble the color of roofing materials on a house. All pipes, wires, and control devices must be screened from view. Piping penetrations through a roof must be within one foot of the panels.
3. Solar collector panels shall have an anti-glare or non-reflective coating. Reflection angles from solar panels shall be oriented away from neighboring homes, public rights-of-way and public property to mitigate negative health, property, and safety impacts. Conduction of a glare study is strongly encouraged.
4. Only commercially or professionally made devices are allowed. "Home made" devices will not be permitted due to the safety and aesthetic issues.
5. Solar panels must be installed so that the panels are flush-mounted and centered on the back side of house or a garage roof if sufficient space is available, or if possible.
6. All parts, including but not limited to, solar panels and mounting brackets, must be of anodized (and/or color powder coated) non-reflective metal (not just painted material) to match the color of the roof (painted material will eventually peel).
7. No part of the solar panel component system may protrude above the ridge line of the roof.
8. Solar panels must be low profile in design and must be installed as flat as possible on the roof.
9. Solar panels MAY NOT cause a glare into a neighbors backyard, house, street or other areas of the neighborhood.
10. Visibility of devices and their components must be minimized from public view (namely the street), and may be required to be screened in a manner approved by the Architectural Committee.

The above guidelines are hereby adopted by the Valley Meadows East Homeowner's Association Board of Directors this 2nd day of July 2014.



Rick Dulaney, President