

Good Hope Townhomes Association

Solar Installation and Maintenance Control Policy and Procedure

BE IT RESOLVED that the Association hereby adopts the following procedures to be followed for the erection, placement, installation, alteration, maintenance, and removal of Solar Installations upon Lots located within the Community.

1. **Scope:**

To adopt a policy outlining policies and procedures to be followed for erecting, placing, installing, altering, maintaining, and removing Solar Installations within the Community.

2. **Specifics:**

An Owner must receive ACC approval before erecting, placing, installing, altering, or removing a Solar Installations on any Common Element or Lot within the Community.

Unless otherwise approved in writing by the ACC, no Solar Installation shall be erected, placed, or installed without satisfying the following requirements (the "Requirements"):

- The Solar Installation must be erected, placed, or installed on a roof plane exclusively serving a single Unit, which is the Unit of the Owner erecting, placing, or installing the Solar Installation. Unless otherwise approved by the ACC, no Solar Installation may be erected, placed, or installed on any Unit if that Unit shares a roof plane with any other Unit;
- The roof supporting the Solar Installation must be sound and otherwise capable of supporting the Solar Installation;
- The Solar Installation must not cover more than twenty-five percent (25%) of the area of the roof on which it will be erected, placed, or installed;
- The Solar Installation must be erected, placed, or installed with an automatic shutoff or rapid shutdown feature, which is a system feature or device that automatically and/or upon command reduces the voltage in a Solar Installation to safe levels during emergencies or as otherwise needed;
- The Solar Installation must not violate or invalidate any insurance policy held by the Association; and
- The Solar Installation must contain colors and other design elements in conformance with the overall aesthetic appearance of the Community.

An Owner who has erected, placed, installed, or altered a Solar Installation shall be responsible for all maintenance, repairs, replacement, deterioration, failures, damages and associated costs for the Solar Installations.

An Owner who has erected, placed, installed, or altered a Solar Installation shall be responsible for all costs incurred in relation to or as a result of the Solar Installation, including but not limited to increased costs to maintain common elements because of the Solar Installation.

An Owner who has removed a Solar Installation shall be responsible for all costs incurred in relation to or as a result of the removal of the Solar Installation, and shall be responsible for returning the condition of the Common Element on which the Solar Installation was located to the same condition it was in before the erection, placement, or installation of the Solar Installation thereon, normal wear and tear excepted.

The Association shall retain access rights to inspect, maintain, repair and replace Common Elements and recover costs incurred due to homeowner noncompliance with this Resolution or the policies, rules and regulations of the Association in connection with the Solar Installations.

The Association's insurance policy shall not cover any loss, injury, or damage to property or persons in connection with the Solar Installations.

3. Procedures:

Any Owner wishing to erect, place, install, or alter a Solar Installment shall submit all plans, specifications, and supporting documentation related to the Solar Installment to the ACC prior to the start of any work related to the erection, placement, installation, or alteration. An Owner may not begin erecting, placing, installing, or altering the Solar Installation until the Solar Installation has been reviewed and approved by the ACC in writing.

Supporting documentation for the erection, placement, installation, or alteration of a Solar Installment shall include documentation demonstrating that the Requirements are satisfied, and if not, why a variance should be granted.

Any Owner wishing to remove a Solar Installment shall submit all plans, specifications, and supporting documentation related to the removal of the Solar Installment to the ACC prior to the start of any work related to the removal of the Solar Installment. An Owner may not begin removal of the Solar Installation until the plans, specifications, and supporting documentation related to the removal have been reviewed by the ACC and the removal of the Installation has been approved by the ACC in writing.

Supporting documentation for the removal of a Solar Installment shall include documentation demonstrating that the Owner plans to return the condition of the Common Element on which the Solar Installation was located to the same condition it was in before the erection, placement, or installation of the Solar Installation thereon, normal wear and tear excepted.

4. Violations:

Violations of this Resolution include but are not limited to:

- Erection, placement, installation, alteration, or removal of a Solar Installation on any Lot or Common Element without approval by the ACC in writing;
- Erection, placement, installation, or alteration of Solar Installation that does not satisfy the Requirements, without approval by the ACC in writing;
- Following the removal of a Solar Installation, failure to return the condition of the Common Element on which the Solar Installation was located to the same condition it was in before the erection, placement, or installation of the Solar Installation thereon, normal wear and tear excepted; and
- Failure to maintain a Solar Installation.

5. Enforcement:

The Association's Covenant Enforcement Policy and Procedure, effective January 25, 2023, shall govern the enforcement of this Resolution.

Curing an erection, placement, installation, or alteration of a Solar Installation without ACC approval may require removal of the Solar Installation and receiving the requisite approval before reinstalling the Solar Installation or improvement.

6. Definitions:

Unless otherwise defined in this Resolution, capitalized terms in this Resolution shall have the same meaning as in the Declaration of Covenants, Conditions & Restrictions for Good Hope Subdivision, recorded in the records of the Mesa County Clerk and Recorder at Reception No. 3010208.

"Solar Installation" means all panels, cells, inverters, mounting systems, wiring, connectors, switches, monitoring systems, batteries, or other components, systems, and facilities of every kind used or useful to collect sunlight for the purposes of cultivating electricity.

"Unit," for purposes of this Resolution, means that portion of a Building that is located within the boundaries of a Lot.

7. Supplement to Law:

The provisions of this Resolution shall be in addition to and in supplement of the terms and provisions of the Declaration and the law of the State of Colorado governing the Association.

8. Deviations:

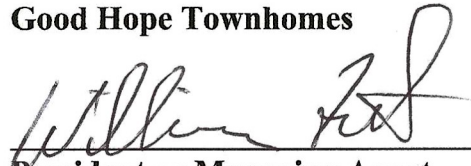
The Board may deviate from the procedures set forth in this Resolution if in its sole discretion such deviation is reasonable under the circumstances.

9. Amendment:

The Board may amend this procedure from time to time.

President's Certification: The undersigned, being the President of the Association, certifies that the Board of Directors of the Association adopted the foregoing resolution and in witness thereof, the undersigned has subscribed his/her name.

Good Hope Townhomes



President or Managing Agent

Effective Date: _____

7/21/26