

# **STONEBRIDGE FARMS COMMUNITY ASSOCIATION, INC.**

## **ADMINISTRATIVE RESOLUTION ADOPTING SOLAR PANEL POLICY**

**WHEREAS**, Stonebridge Farms Community Association, Inc. (“Association”) is an Ohio not-for-profit corporation formed for the purpose of administering the subdivision known as “Stonebridge Farm”; and

**WHEREAS**, Article I, Section 1(i) of the Stonebridge Farms Declaration of Covenants, Conditions, Restrictions and Reservation of Easements (“Declaration”) defines a “Living Unit” to mean any portion of a building situated upon a Lot designated and intended for use and occupancy as a residence by a single family, and Article I, Section 1(n) of the Declaration defines a “Structure” to mean anything built, placed upon, or constructed upon a Lot in Stonebridge Farms, including but not limited to a Living Unit; and

**WHEREAS**, Article VI, Section 2 of the Declaration provides that except for original construction or as otherwise provided in Article VII of the Declaration, no building, fence, wall, or other Structure shall be commenced, erected, or maintained upon any Lot or property upon which is located all or part of a Living Unit, nor shall any exterior addition to or change or alteration in a Living Unit or Structure be made until the plans and specifications showing the nature, kind, shape, height, materials, color, and location of the same have been submitted to and approved in writing, as to harmony of external design, color, and location in relation to the surrounding Structures and topography by the Board of Trustees acting through the Design Review Committee; and

**WHEREAS**, Article VII, Section 2 of the Declaration further provides that no Structure on any Lot shall be remodeled or altered in any way which materially changes the exterior appearance thereof or involves the erection of a new Structure unless detailed plans and specifications of the same have been submitted to and approved by the Design Review Committee as set forth in Article VI, Section 2 of the Declaration;

**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 association’s 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.

## **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 any solar energy collection device constitutes an exterior change, alteration, addition, or modification to a Lot under Article VI, Section 2 and Article VII, Section 2 of the Declaration. Accordingly, plans and specifications showing the nature, kind, height, materials, color, and location of the solar panels must be submitted to the Design Review Committee and approved in writing by the Board prior to any installation or commencement of work. The following standards apply:
  - The color of any proposed solar collection energy device must match color of shingles. If such devices are not available in a color that matches the roof material, they must be of a color that is as close as possible to the color of the roof material.
  - The Owner must provide blue print drawings depicting uniform appearance and spacing of all proposed panels.
  - All wiring must be hidden from view.
  - Panels must be installed on the roof with low profile brackets.
  - All solar collection energy devices must be of a low profile.
  - The Owner must provide a structural calculation confirming tornado resistance.
  - The Owner must provide a structural calculation confirming that the existing roof structure is adequate for the installation of any proposed solar collection energy device.
3. Solar energy collection devices may be installed only on the roof of the Living Unit and 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.
4. The Owner must obtain all applicable and/or required permits prior to the start of any installation or work.
5. Solar energy collection devices must be installed in accordance with all applicable codes and ordinances.
6. Solar energy collection devices must be installed with good workmanship and materials and by a professional that possesses all required permits, qualifications, and insurance.

7. Solar energy collection devices must be kept in a well-maintained condition and repaired and replaced as necessary to ensure proper operation and that the solar energy collection devices do not unreasonably fade, peel, rust, or degrade over time.

Adopted this Jason R Combs Jason R Combs, 2024 by the following Trustees:

By: Jason R. Combs  
President

By: Shannon Tokarsky  
Vice President

By: \_\_\_\_\_  
Secretary

By: \_\_\_\_\_  
Treasurer

By: [Signature]  
Member at Large

By: [Signature]  
Member at Large

By: [Signature]  
Member at Large