



COMMUNITY ASSOCIATION
Solar Energy Device Guidelines

I. Application

- A. These Guidelines apply to solar panels and other solar energy devices governed by A.R.S. §§ 33-1816 and 44-1761.
- B. Prior to installing any solar energy device, **Owners shall submit to the ARC the “Application for Placement of Solar Energy Device” form attached to these Guidelines.**

II. Enforcement

- A. These Guidelines shall not be enforced in a way that (1) prevents the installation of solar energy devices; (2) impairs the functioning of the solar energy devices; (3) restricts the use of a solar energy device; or (4) adversely affects the cost or efficiency of the solar energy device.

III. Rules Regarding Placement, Installation, and Maintenance

Installation of solar energy devices (panels) must comply with the following regulations, to the extent that they do not impair the functioning of the device, or adversely affect the cost or efficiency of the device:

- A. No solar energy device (panels) may encroach upon the Common Area or the property of another Owner.
- B. Solar energy devices (panels) must be shielded from view from the street, Common Area, and neighboring properties, so as not to be Visible from Neighboring Property to the maximum extent possible. The landscaping or structure used to shield the solar energy device must be approved in advance by the ARC.
- C. Solar energy devices (panels) must comply with all applicable Town, County and State laws, regulations and codes.
- D. Placement and installation must be pursuant to the manufacturer’s instructions.
- E. In order to protect against personal injury and property damage, the solar energy device must be properly grounded and secured. Also, it may not be placed in a location where it will come in contact with a power line or block or obstruct any driver’s view of an intersection or street.
- F. When installing a solar energy device (panels), the Owner needs to take into consideration the landscaping and other improvements on neighboring property. The Association is only able to enforce the provisions of its governing documents. If a neighbor’s landscaping or other improvement grows or is moved so as to obscure or otherwise negatively affect the Owner’s solar energy device, the Association cannot take enforcement action unless there is a violation of the governing documents. Therefore, the Owner needs to keep this in mind when planning to install solar energy devices.
- G. The Owner is responsible for all costs associated with the installation and maintenance of the solar energy device (panels).
- H. The Owner is responsible for all damage caused by or connected with the solar energy device (panels).
- I. The Owner must hold the Association harmless and indemnify the Association in the event that someone is injured by the solar energy device (panels).
- J. The Owner shall keep the solar energy device (panels) in good repair so that it does not violate any portion of these Rules.

VI. Severability

- A. If any provision of these Guidelines is ruled invalid, the remainder of these Guidelines shall remain in full force and effect.
- B. If the Legislature of the State of Arizona modifies A.R.S. § 33-1816 or A.R.S. § 44-1761, the modified laws shall be incorporated into these Guidelines as if fully set forth herein.



**THE ISLANDS
COMMUNITY ASSOCIATION**

Application for Placement of Solar Energy Device (panels)

For Islands Use Only

Date received in office:

Initials:

Account #: _____

Please return completed forms to the onsite office; you may drop them off, mail, or email.

Onsite office hours are Monday-Friday from 8am-5pm. 825 S. Islands Dr. W., Gilbert, AZ 85233

Phone: 480-545-7740

Email: Joanna.Loftus@fsresidential.com

Date: _____ **Owner's Name:** _____

Islands Address: _____

Phone Number: _____ **Email:** _____

Sub Association (if you pay two assessments): _____

Charter Point, Coral Reef, Costain, Laguna Shores, Paradise Cove, Sandcastle, Seawyns and The Falls must have Sub Association approval prior to submitting to The Islands. Please include your approval letter from your sub association.

Type of Device: _____

Identify Placement Location:

Roof (Front) Roof (Back) Roof (Side) Patio/Deck/Yard (Front) Patio/Deck/Yard (Back)

Other Specify: _____

Will the solar energy devices be placed so as to be *Visible from Neighboring Property*? Yes No

If Yes, please provide information or an explanation supporting the necessity for placement so as to be *Visible from Neighboring Property*.

Will the placement be in compliance with all Association guidelines (which include manufacturer's guidelines and applicable building codes)? Yes No

I will comply with all of the Association's Rules Regarding Placement, Installation, and Maintenance of solar energy devices. I assume liability for any damage to Association and other owner's property that occurs due to solar energy device placement, installation, and maintenance.

Signature of Owner

Date

For Architectural Review Committee Purposes Only

Date _____

ARC Approved _____

ARC Disapproved _____

ARC Approved; subject to the following conditions: _____

Approved by Administration _____

