



COMMUNITY ASSOCIATION
Solar Energy Device Guidelines

- I. Application**
 - a. These Guidelines apply to solar panels and other solar energy devices governed by ARS 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. A diagram/layout/rendering of exactly where the panels and equipment will be placed is also required.
- II.** No solar energy device (panels) may encroach upon the Common Area or the property of another Owner.
- III.** Solar energy devices (panels) must comply with all applicable Town, Country and State laws, regulations, and codes.
- IV.** The Owner is responsible for all costs associated with the installation and maintenance of the solar energy device (panels).
- V.** The Owner is responsible for all damage caused by or connected with the solar energy device (panels).
- VI.** The Owner must hold the Association harmless and indemnify the Association in the event that someone is injured by the solar energy device (panels).
- VII.** The Owner shall keep the solar energy device (panels) in good repair so that it does not violate any portion of these Guidelines.
- VIII.** All conduit, wiring, exterior of panel boxes, etc. must be painted to match the exterior colors of the body/trim/pop out/roof color to match existing.
- IX. 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.
- X. Rules Regarding Placement, Installation, and Maintenance**
 - a. 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.
 - b. Placement and installation must be pursuant to the manufacturer’s instructions.
 - c. 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.
 - d. When installing a solar energy device (panels), the Owner needs to take into consideration the provisions of its governing documents.



**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: islands.compliance@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, Seawynnds 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: _____ Company installing: _____

Identify Placement Location: *(as indicated in the guidelines, a diagram/layout/rendering of exactly where the panels and equipment will be placed is also required.)*

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 _____