

**BRIDLEWOOD HOMEOWNERS' ASSOCIATION, INC.**  
**BOARD RESOLUTION ADOPTING SOLAR PANEL GUIDELINES**

WHEREAS, Article IX, Section 2 of the Declaration of Covenants, Conditions and Restrictions of Bridlewood Homeowners' Association, Inc. (Declaration) authorizes the Board of Directors to promulgate rules and regulations deemed necessary to provide for the health, welfare and safety of the owners residing in the subdivision and to prevent such nuisances as shall arise from time to time as it relates to the use of the Lots;

WHEREAS, Article X, Section 1 of the Declaration indicates that in order to preserve the value and appearance of the property which is subject to the Declaration, no improvement or structure of any kind, including, without limitation, solar collectors shall be erected, placed or maintained on any portion of said property without the prior written approval of the Architectural Control Committee;

WHEREAS, Article X, Section 4 authorizes the Architectural Control Committee (ACC) to promulgate such further rules and regulations as deemed necessary;

WHEREAS, the Architectural Control Committee serves at the pleasure of the Board of Directors pursuant to Florida law and pursuant to Article C, Section 5 of the Declaration, which specifically authorizes the Board of Directors to select the members of the ACC;

WHEREAS, Fla.Stat. §720.3035 requires that the authority of an Association or any ACC to review and approve plans and specifications of the location, size, type, or appearance of any structure or other improvement on a parcel, or to enforce standards for the external appearance of any structure or improvement located on a parcel; shall be permitted only to the extent that the authority is specifically stated or reasonably inferred as to such location, size, type or appearance in the Declaration of Covenants or other published guidelines and standards authorized by the Declaration of Covenants;

WHEREAS, the Board of Directors has determined that there is a need to establish guidelines addressing solar collectors and other energy devices based on renewable resources so that it can preserve the value and appearance of the property within the Bridlewood subdivision;

THEREFORE, the Board of Directors hereby adopts these guidelines for the installation of solar collector and other energy devices based on renewable resources;

A. The Association recognizes the need and desire for renewable energy and to establish regulations for the exterior appearance of solar energy systems located within the Bridlewood subdivision;

B. The Association recognizes that regulations are necessary for solar energy systems in order to balance the goals and desires of the community while maintaining high-quality standards of architecture and streetscape in the Community;

C. The Association further recognizes that solar energy is a growing and changing industry and that as such energy technology changes, revisions to the regulations set out in this resolution may be necessary or desirable;

D. The Board of Directors of the Association desires to establish guidelines for the regulation of solar energy systems to provide clear and definitive guidelines to the Association's members.

NOW, THEREFORE, effective this 21 day of January, 202<sup>1</sup><sub>0</sub>, the Board has duly adopted the following guidelines for solar energy systems (as defined below) within the Bridlewood subdivision (subdivision). The following guidelines are hereby incorporated into and made a part of the rules and regulations of the Association, effective as of the date of this resolution.

1. Definitions. Capitalized terms not otherwise defined in this Resolution have the meaning assigned to them in this Section 1.

1.1. Solar Energy System. A panel device or system or combination of panel devices or systems that relies on direct sunlight as an energy source, including a panel device or system or combination of panel devices or systems that collects sunlight for use in (a) the heating or cooling of a structure or building; (b) the heating or pumping of water; or (c) the generation of electrical energy.

1.2. Building-Integrated Solar Energy System. A Solar Energy System that is designed and installed as a building component that is part of the exterior envelope of the building.

1.3. Building-Mounted Solar Energy System. A Solar Energy System that is affixed to a principal or accessory building.

2. Approval of Installations. No Solar Energy System may be installed on property within the subdivision without prior approval of the ACC. Submittal and review of each proposed installation shall be consistent with the Association's rules and procedures set out in Article X of the Bridlewood Declaration, and in accordance with this Section 2.

2.1. Submittal of Installation Plans. No fewer than forty-five (45) days before installing any Solar Energy System, the homeowner shall submit to the ACC detailed plans for the proposed installation, including a schematic drawing of the proposed installation and manufacturer's installation and placement specifications for the Solar Energy System; the proposed location and number of collectors; the method of attachment to the roof structure; and the location of all exterior system components (all of the foregoing, "System Specifications and Plans" or "SSP").

2.2. ACC Review Process. The ACC shall follow the review process set out in Article X of the Bridlewood Association Bylaws. The ACC will provide written notice to the homeowner of the Committee's (a) approval of the System Specifications and Plans; (b) rejection of the System Specifications and Plans; or (c) request for further information.

2.3. Standard of Review by ACC. The ACC will review the SSP for compliance with the standards and requirements set out in this Resolution. Approval by the ACC may be conditioned upon reasonable modifications to the SSP, provided that such modifications (i) do not increase installation or construction costs by more than ten (10) percent of gross estimated installation or construction costs; (ii) are not more restrictive than any applicable rule, regulation, or fire code

2.4. Appeal of Decision by ACC. If any SSP submitted by a homeowner is rejected by the ACC, the homeowner may appeal such decision to the Board of Directors of the Association.

3. Standards for Residential Building Integrated Solar Energy Systems. The owner of any residence with a Building-Integrated Solar Energy System will ensure that the residential Building- Integrated Solar Energy System installed on its residence (a) meets all general requirements for Solar Energy Systems set out in Section 5 below; (b) is an integral part of the building surface [or surface of an improvement or feature ancillary to the building, such as, but not limited to, awning, deck, or other feature of the residence]; (c) to the extent consistent with Section 2.3 above, covers from street-view any mounting hardware; and (d) includes exterior wiring, plumbing, and conduits painted a color to match the structural building components.

4. Standards for Residential Building-Mounted Solar Energy Systems. Each Building-Mounted Solar Energy System must meet the following standards:

(a) Each Building-Mounted Solar Energy System must meet the general requirements set out in Section 5 below.

(b) Each Building-Mounted Solar Energy System must be installed on the roof of the primary residential structure or accessory structure, but cannot be located on the front roof facing the street and must be minimally visible from the street.

(c) Each Building-Mounted Solar Energy System should be located in a position least visible from any street, so long as such location is installed on the roof within an orientation to the south or within forty-five degrees (45°) east or west of due south if such designated location does not impair the effective operation of the solar collectors.

(d) Each Building-Mounted Solar Energy System must not extend beyond the perimeter boundary of the roof section to which it is attached and must terminate such distance from the edge of the roof as required by any applicable building and fire codes.

(e) Each Building-Mounted Solar Energy System must have a frame, brackets, and visible piping or wiring that is of a color matching the surface upon which the Building-Mounted Solar Energy System is installed, or, if such a color is not commercially available, a bronze or black tone commonly available in the marketplace.

(f) Except as set out in subclause (g) below, each Building-Mounted Solar Energy System must not exceed the existing roofline in height.

(g) Except with respect to a Building-Mounted Solar Energy System installed on a flat roof, each Building-Mounted Solar Energy System must maintain the existing pitch of the roof. Each Building-Mounted Solar Energy System installed on a flat roof may not exceed twenty degrees (20°) in pitch above the roof or be no higher than allowed by applicable zones, codes, or ordinances.

5. General Requirements. A Solar Energy System installed on homeowner property must meet the following general requirements:

(a) Each Solar Energy System must be installed in conformance with all applicable governmental rules, laws, regulations, and ordinances, including but not limited to applicable zoning, building, and fire codes.

(b) No solar Energy System installed on homeowner property may threaten public health or safety, or violate any applicable law.

(c) Each Solar Energy System must be maintained in good repair and working order. Any Solar Energy System damaged, destroyed, or disused must be removed or repaired within ninety (90) days after such initial damage, destruction or disuse.

(d) No Solar Energy System may be installed until the building plans and specifications have been submitted in writing to the ACC for review and have been approved in writing.

(e) No Solar Energy System may be installed on any homeowner property until all permits and approvals required by law have been issued.

These guidelines may be amended by the Board of Directors as deemed necessary by the Board of Directors of the Association. If these guidelines are modified, all members of the Association will be notified of the modifications to the guidelines.

SO SAY WE ALL this 21 day of January 2020 1st

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Director  
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