

Homeowners of Silver Pine Ridge Subdivision

Your HOA Board has recently been asked to consider approval of permanent roof mounted solar panels on homes in Silver Pine Ridge subdivision.

The HOA Covenants contain Architectural Controls under Article VIII Part F OBSTRUCTIONS as follows:

No clothes, laundry, or other articles or equipment shall be placed or hung, exposed, or stored in any portion of the land or in any portion of the exterior of any lot outside of patios or other enclosed areas or on or about the exterior of any buildings.

Due to increasing popularity of solar panel systems, the HOA Board is considering to allow an exemption from Part F OBSTRUCTIONS for roof mounted solar panel installations when they meet the following guidelines:

1. Solar system is professionally and permanently installed by a licensed, insured, and experienced company.
2. Solar system is only installed upon the rear facing exterior roof of the home. No side yard or front yard facing panels are permitted.
3. Layout of the solar panels are simple rectangular shapes.
4. Color of panels is neutral or roof match tone.
5. Height to bottom of the solar panel is not more than 5 inches above the existing roof surface and panels are of a low profile, single position, non-rotating design.
6. Wiring, batteries, and power transfer panels are installed interior to the home.
7. The install conforms to City building/install standards including a 3'-0" wide pathway around the perimeter of the solar panels to allow access for firemen in case of a fire.
8. Solar panels and any support structure for the solar system are not installed on the exterior walls of the home, deck, or garage area.
9. Solar panels and system components are not installed on the patio or in the yard area of the home.
10. A copy of the approved City of Wentzville solar panel permit must be submitted to the HOA Board by the homeowner.
11. Temporary set up and use of emergency portable solar panel systems are permitted in the yard or patio of a home during power shortages or power outages. Emergency portable solar system testing of panels are permitted in the yard or patio of a home not to exceed 7 calendar days per year.

If you **oppose** the HOA Board approving of solar panel equipment as described above, **please send an email** with your name, address, phone, and concerns by **5/15/22** to silverpineridgehoa@gmail.com. It is not necessary to send an email if you are in support of roof mounted solar panels on homes in the subdivision.

Thank You,

Silver Pine Ridge HOA Board