



## **Guidelines for Homeowners Regarding Installation of Solar Energy Systems**

*At a duly called meeting on August 8, 2022, with all Directors in attendance in person, notice having been waived by all, the following rules for solar energy systems were adopted.*

As defined by Tennessee law, a “solar energy system” means any device, mechanism, structure, apparatus, or part thereof, whose primary purpose is to collect solar energy and convert and store it for useful purposes including heating and cooling buildings or other energy saving processes, or to produce generated power by means of any combination of collecting, transferring, or converting solar generated energy.

Currently, Tennessee does not have a Solar Access law that prohibits or limits restrictions on solar installations. However, several bills that include provisions protecting homeowner rights to install solar systems have been introduced to the House of Representatives, and it is very possible there may be a new federal law on the horizon that protects the rights of all Americans to install solar panels.

While solar access laws protect property owners from being denied the right to install solar on their roof, HOAs still have the right to place restrictions on how and where you install solar on your property. The purpose of this guidance document is to help provide clarification and guidance as it relates to the installation of Solar Energy Systems in GVB.

The following guidelines apply to property owners within Grande Vista Bay subdivision and are considered rules established by the POA Board of Directors as allowed by the GVB Covenants, Conditions, and Restrictions (CCRs):

- All solar energy system installations must have the approval by the POA Board and ACC using the ACC Minor Improvement Notification Form. If the installation involves structural changes to the property a major improvement or new construction application may apply
- All solar energy systems must be installed by a licensed solar panel contractor
- Solar energy devices that are illegal, violate public health and safety, or are installed in a way that voids the warranties are not allowed
- Solar devices for an individual homeowner are not allowed to be placed on common property within the subdivision
- Solar panels may not be placed on any roofline or roof section facing the street (limited exceptions may be granted by the Architectural Control Committee (ACC) and GVB Board under certain situations)
- Solar panels may not extend higher than the roofline and must conform to the slope of the roof, i.e. be installed flat and parallel to the roof
- Solar panel frames angling panels to a different pitch than the roof or raising panels above the roofline are not allowed
- Ground-mounted panels are not allowed
- The solar panels must be of bronze or black tone.