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## Bull Mountain Estates HOA

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### BOARD OF DIRECTORS RESOLUTION SOLAR PHOTOVOLTAIC PANELS

WHEREAS:

- (A) The HOA Covenants, Conditions and Restrictions (CC&R) Section 3.16, requires approval by the Architectural Control Committee (ACC) for any changes to the exterior of homes;
- (B) The CC&R does not specifically address the installation of solar photovoltaic (PV) panels, thus no guidance or criteria are available to HOA members or the ACC when considering a PV project;
- (C) Installation of roof-mounted PV panels is becoming more commonplace in nearby neighborhoods;
- (D) PV installations do not appear to diminish the value of homes in the neighborhood;
- (E) Renewable energy sources are consistent with State of Oregon goals and community values.

THEREFORE, THE BOARD OF DIRECTORS HAS CONCLUDED:

A Board policy permitting the installation of PV panels under guidelines consistent with the intent of the CC&R would benefit HOA members and the ACC.

ACCORDINGLY, THE BOARD OF DIRECTORS HEREBY RESOLVES:

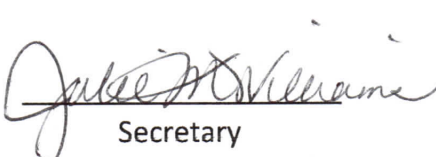
Installation of roof-mounted solar PV systems is permitted under the following guidelines:

- (1) PV panels shall be in a plane closely matching the slope of the roof,
- (2) PV panels may be installed on any roof surface; specifically panels that are visible from the back, street, or side yard are all acceptable,
- (3) PV panel color should be as consistent with the color of the roof as practical,
- (4) Electrical conduits, new meters, and other associated equipment shall be as inconspicuous as possible, and
- (5) PV installation projects are subject to CC&R 3.16. System designs must be submitted to, and approved by, the ACC in advance of any on-site installation work.

This Resolution was approved by the Bull Mountain Estates Board of Directors by an affirmative vote of 4-0 on the 13<sup>th</sup> of November 2019.

CERTIFIED BY:

  
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President

  
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Secretary