

~ Cornerstone Architectural Review Committee ~  
Approval Guidelines for Solar Device Installations

**Solar Energy Devices.** Committee approval is required for all Solar Device installations;

While the Association encourages the use of energy devices that are based on renewable resources, it must balance that use with its responsibility to improve and enhance the attractiveness, desirability and safety of the community. Therefore, consistent with Colorado Revised Statute § 38-30-168, and the terms and conditions of the Declaration, Committee approval is required for all roof-mounted devices, including solar devices, and the following standards shall apply with respect to the installation, maintenance, and use of roof-mounted solar devices. For purposes of these guidelines, "solar device" shall mean a solar energy device as defined in Colorado Revised Statute § 38-32.5-100.3(2).

**A. Location of Proposed Devices** The Owner shall provide the Committee with the following information: (i) the location that the device is to be installed on the property/structure, (ii) the type of device to be installed, (iii) the dimensions of the device, (iv) the proposed color of device, (v) the system size of the device measured in kW's, and (vi) a pictorial/brochure of the device (if available).

The Committee requests the applicant provide a written statement by a solar energy expert that any changes to the submitted design will (i) substantially interfere with the collection of solar energy, and/or (ii) significantly increase the cost of the device. The Committee is allowed to obtain an additional opinion from a recognized solar energy expert within 2 weeks of the application submission.

Following the Owner's submission of the required information, the Committee will either approve or deny the specific location for the installation of the device as requested by the Owner, based on the following criteria:

- To the maximum extent possible, a roof-mounted device or solar device shall be installed so as to minimize its exposure when viewed from any other Privately Owned Site, street, or from the surrounding community unless to do so will have the effect of substantially interfering with the use of the device or significantly increasing the cost of the device.
- The preferred location of the device shall be on the back roof of the residence and below the peak of the roof. Alternatively, the device may be pole-mounted in the rear area of a private yard below the fence-line and, to the maximum extent possible, shall be screened from the view of others by landscaping materials.
- All devices shall be installed flush with the roof unless to do so will have the effect of prohibiting the collection of solar energy.

The Committee will permit variances to these requirements to the minimum amount as is reasonably required to allow the device to function properly and to minimize any increase in the cost of the device to the Owner.

All installations must comply with all applicable building codes and other governmental regulations, and must be secured so that they do not jeopardize the safety of residents, cause damage, or interfere in the expected use and enjoyment of their property by other residents of Cornerstone.

**B. Aesthetics.**

The Association encourages an Owner to select equipment that is aesthetically acceptable in the community and integrates with the residence and surrounding landscape to the maximum extent possible, keeping in mind the design and roofline of the residence on which the device is to be installed. The color of the device and exposed pipes, panels and other apparatus must be approved by the Committee. The device shall have flashing colored or painted to closely match the adjacent roof color. Poles shall be painted a matte color to blend with surrounding landscape.

**C. Installations & maintenance**

Solar devices must be professionally installed by licensed and/or certified contractors with the intent of providing the longest possible equipment life span and maintained aesthetics. Complete City of Denver building department & permit approval is required and is the responsibility of the home owner. All installed equipment, panels, electronics, etc., must be new. No salvage items of any kind are permitted. Inoperable, derelict, or orphan solar energy systems must be repaired or removed within 30 days of ARC written notice to do so. The system must be covered by the homeowner's insurance.

**C. Removal.**

Equipment removal requires restoration of the installation location to its original condition. Owners shall be responsible for all costs relating to restoration.

**D. Effect of Approval.**

Committee approval in no way should be construed as a representation, guarantee, or warranty, etc. by the Cornerstone Architectural Review Committee that collection of solar energy shall be adequate for the Owner's needs or that roof mounted or solar devices will remain undisturbed by vegetation or improvements located on surrounding properties.

**E. Final ARC Installation Approval will consider the characteristics of particular solar devices:**

1. PhotoVoltaic Energy Systems. To gain ARC approval, these installations must feature an approved location as listed in section A and one or more of the following: a) continuous system status information availability, b) the promise of long-term purchase of excess power produced by the system, c) connection to the public power grid; d) maintenance of system performance for the duration, and e) system and/or homeowner insurance. Since issues like these will be addressed contractually by all parties to system installation and system ownership, The ARC will not act to provide additional scrutiny.

2. The ARC will not consider approval of wind-powered devices due to the urban environment of the Cornerstone locale.

3. The ARC will not consider approval of solar-thermal devices except when collection panel locations are not visible from the street (or when the owner has been granted a variance.)

The signature(s) below demonstrate the Applicant's agreement to honor all approval conditions for owning and operating solar device installations as set forth in these guidelines. (This copy will be attached to the Applicant's Architectural Change Request and maintained in Association Records and on-line at CornerstoneAtTamarac.com.

Signature and date

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