

# Watson Farms Homeowners Association, Inc

## Solar Energy System Guidelines

If the homeowner plans an installation that is not in accordance with the guidelines below, it will need to be corrected or removed at the owner's expense. The guidelines listed below are in accordance with Indiana Code - IN Code § 32-25.5-3.5-5 (2024)

In accordance with Indiana State Law and Regulations (IN Code § 32-25.5-3.5-5 (2024)), the following rules apply for ANY Solar panel installation on a PRIVATE home within Watson Farms HOA Governance boundaries:

1. The solar energy system may NOT be installed on property owned or maintained by the HOA. This includes common areas.
2. The solar energy system may ONLY be installed on the roof of the dwelling (home).
3. The solar energy system CANNOT be installed on the ground or any other structure (mini-barn, patio, gazebo, fenced yard, awning, etc...), otherwise it will be declined. If installed on the ground or such a structure, immediate removal is required, at the owner's expense.
4. As mounted to the roof of the dwelling, the solar energy system will also meet the following qualifications:
  - a. Must not extend above or beyond the roof of the dwelling unit by more than six (6) inches.
  - b. Must conform to the slope of the roof and has a top edge that IS parallel to the roof line.
  - c. All frames, support brackets, and visible piping or wiring will be in a silver, bronze, or black tone commonly available in the marketplace.
  - d. Will not be installed in a manner that voids material warranties or presents a public safety hazard.
  - e. Any cracked or broken panel MUST BE REPAIRED OR REPLACED within 60 days.
5. An Architectural Change Request (ACR) must be SUBMITTED and APPROVED before any work is to start. The following information needs to be included in/with the ACR:
  - a. The solar energy system installer's License to perform the installation.
  - b. Any/all permits required for installation.
  - c. Completed installation plans to include measurements of system height from roof and distance from edge(s)
  - d. Photo examples of system (if available)
6. The HOA Board of Directors, or Architectural Committee, will inspect the completed installation (visual only, from the ground) to ensure it meets the above-mentioned standards. If any standards are not met. The homeowner will need to work with the installer to bring the installation into compliance at their (installer/homeowner) expense.