

WELDON OWNERS ASSOCIATION, INC.

A RESOLUTION ESTABLISHING REGULATIONS REGARDING THE INSTALLATION OF SOLAR PANELS WITHIN THE COMMUNITY

The Board of Directors of Weldon Owners Association, Inc. ("Association") does hereby adopt the following resolution which was approved by majority vote of the Board of Directors ("Board") at a regularly called meeting of the Board:

WHEREAS, Section 6.3 of the Declaration of Covenants, Conditions, Restrictions and Easements for Weldon ("Declaration") provides that no exterior construction, alternation, addition, or erection of any nature whatsoever may be commenced unless and until the same is approved in writing the Architectural Review Committee ("Committee"); and

WHEREAS, the Board has determined that it is in the best interests of the community from an aesthetic standpoint to establish rules and regulations related to the installation of solar panels upon the Lots; and

WHEREAS, the Board is authorized to promulgate written design guidelines as well as rules and regulations regarding the use of the Lots;

NOW, THEREFORE, the Board hereby RESOLVES as follows:

1. Solar panels may be installed only after approval of the Committee. Applications must include the type of solar panel, a photo of the same if available, and a drawing detailing the proposed location.
2. Solar panels should not be placed in the following locations given that such placement is not in keeping with the scheme and plan of development for the community: front yards; side yards of corner lots; on the front of residences facing streets or common areas; or on roofs sloping towards the streets or common areas that the residence faces if the solar panels can be seen by a person on the ground. The preferred location for solar panels is on the rear roof of the residence in a location that is not visible from the street running along the front of the residence.
3. The Committee may require screening of solar panels depending upon the type and placement desired. All supports, wires, mounting hardware and other portions of the solar panel, to the extent possible, must be painted to match the color of the roof to which they are attached.
4. Owners are solely responsible for maintaining their solar panels and all related equipment. Any damage to the roof or exterior of the residence that is caused by the installation, presence, or removal of a solar panel will be the responsibility of the owner to repair.
5. Solar panels that are not in use must be removed and the roof returned to its original

condition.

6. In accordance with Section 12.1 of the Declaration and applicable statute, in the event that the Board determines (following notice and a hearing) that there has been a violation of this policy, the Board is authorized to impose daily fines which shall become a lien against the Lot if unpaid.

THIS RESOLUTION was duly enacted by a majority vote of the Board of Directors the 25th day of September 2019. The Secretary of the Association is directed to mail a copy of this rule to all owners on or before December 1, 2019, and this policy will effective as of January 1, 2020.

WELDON OWNERS ASSOCIATION, INC.

Kathryn B. Bradshaw

President

ATTEST: John Booker
Secretary