

Solar Panels

General Guidelines:

Solar panels/collectors shall be visually integrated with the architecture of the house regarding style, location, size, and color. Visual impact of solar panels shall be minimized to the fullest extent possible.

Specific Guidelines:

1. Solar panels/collectors shall not be located on the front elevation of any house/building or on the façade of a structure that faces areas open to common or public areas.
2. Solar panel requests will be reviewed by the Architectural Review Committee on a case by case basis and more information may be required.
3. Panels shall have a low profile and be flush mounted to the roof, not to exceed 4 inches off of the mounted surface. All panels must be located entirely within the boundary defined by the roof eaves, rakes, and ridge.
4. Panels shall be roof mounted. Ground or wall mounted panels are NOT permitted.
5. Panels shall be static with no tracking mechanisms.
6. The framing including the bracing joining panels together, shall match in color the surface of the roof that it is attached to.
7. Panels should not exceed (60% of rear roof) and shall not extend above the ridge line of the roof and/or be visible from the front of the house or the building.
8. Every effort should be taken to camouflage the plumbing and supports for the panels. There should be minimum exposure of piping. Piping that runs down the sides of the dwelling is NOT permitted.
9. Additional meter required for collectors must be landscaped to provide adequate shielding.
10. Any tree removal, required to permit increased solar exposure to the panels, must adhere to the existing Falls River Homeowners Association tree removal guidelines.
11. No topping or removal of trees on the Association's common areas or greenways is allowed.

ARB Submission Requirements:

- You must include the following:

1. A copy of the site plan and the location of the proposed solar panels as they will be installed. This must show the visibility from the streets and the neighboring lots.
2. A drawing that shows the proposed layout and dimensions of the solar panels.
3. Actual color samples of the panels that will be installed.
4. Photographs of the house showing the proposed locations of the panels and of the additional meter.
5. Catalogues, photographs, or manufacturer's cut sheet of the solar panels and a complete list of specifications on all components including cables, connections, dimensions, materials, and measured distance from mounted surface.
6. Plans for proposed landscape screening for the additional meter.

Requests for solar panels will be reviewed by the Architectural Review Committee on a case by case basis, and more information may be required. Granting of solar panels on one home does NOT constitute a precedence that they will be allowed on all homes.