

# **GILBERT HEIGHTS OWNERS ASSOCIATION ARCHITECTURAL GUIDELINES FOR SOLAR INSTALLATIONS**

These guidelines are intended to keep the aesthetic appeal of our neighborhood and maintain and enhance the property values of our homes, while remaining in compliance with applicable state and local laws, including but not limited to ARS 33-1816. These guidelines are not intended to supersede the CC&Rs, but are to provide additional clarification and details not addressed in the CC&Rs. They intend to apply to ANY structure visible from neighboring property. "Solar Installation" includes, but is not limited to: panels which convert solar light to heat or electricity, heat exchangers and storage units.

The Architectural Committee will review the merits of each submittal on a case-by-case basis.

While neither these guidelines nor applicable state or local laws preclude the location of the solar installation including on the front of the residence, homeowners should consider the aesthetic appeal of the installation both present and future.

A preliminary review meeting of the proposed solar installation is highly welcome and recommended to identify potential issues with the final approval. The preliminary review meeting is not to be considered a final approval of the plans. The final decision will be granted with the submission of the complete plans. Formal plans are not required for the preliminary review but should contain sufficient detail to present adherence to these guidelines.

## **GUIDELINES**

1. Roof Mount (applicable to both Residential Unit and Auxiliary Structure)
  - a. Solar panels mounted on a roof slope with a direct exposure to the sun must be an integrated part of the roof design and be mounted directly to the roof plane.
  - b. Solar panels mounted on a roof slope with limited or no direct sun exposure may be elevated or installed at an angle to the roof to provide the panel with a more direct exposure. In all cases, roof mounted panels must not extend above the roof high line. If elevated racking system is used, commercially available systems must be used.
  - c. All wiring must not be visible.
  
2. Ground Mount
  - a. Solar systems ground mounted (other than Roof Mount) must be screened from view from neighboring property.