

FISHING CREEK FARM HOMEOWNERS ASSOCIATION

RESIDENTIAL SOLAR COLLECTOR SYSTEM RULES—PROPOSED 8.11.22

1. The installation of “Solar Collector Systems” as defined by Md. Ann. Code. Real Prop. §2-119 is an architectural change under the Declaration, Article V, that requires an Architectural Change Request Application, as well as review and approval by the Board of Directors subject to the aforesaid Maryland statute.
 - a. A Solar Collector System is defined as a solar collector or other solar energy device, the primary purpose of which is to provide for the collection, storage, and distribution of solar energy for electricity generation, space heating, space cooling, or water heating.
 - b. Solar Collector Systems do not include small solar landscape lighting.
2. Although providing environmental and energy benefits of solar collector systems, applicants are encouraged to be sensitive to the aesthetic impact of a proposed installation particularly on surrounding lots. The Architecture Committee is willing to work with applicants on their proposed installation to achieve an acceptable installation.
3. The plans submitted in the Architectural Application for a Solar Collector System include accurate, to scale roof plans, elevations of any exterior mounted equipment, the place(s) of attachment to the roof structure, and any other details that apply to the specific installation (e.g., plumbing, panels, attachments etc.). The drawings shall be prepared to scale by the contractor who will be installing or otherwise be accurately drawn and include locations of exterior surface panels and conduits located in relation to existing house improvements. Photographs should also be submitted showing the location of the proposed Solar Collector System.
4. To the extent possible the Solar Collector System including the panels, should be mounted to minimize visibility from the street and surrounding homes, such as on the rear roof of the house or roof surfaces not visible from the street. Solar shingles are recommended where solar collectors will be visible from the street and neighboring structures and the street.
5. Roof-mounted Solar Collector Systems must be installed as an integral part of the roof and where panels are used have the appearance that they are “roof windows” serving the structure and should maintain the aesthetic nature of the existing structure. Applicants should consider smaller groupings where possible.
6. Panel material for Solar Collector Systems must be dark in color and/or be consistent with the existing color and character of the roof.
7. Solar Collector System equipment (such as control /electric panels, batteries, conduit, etc.) must be mounted on the side or rear of the house and not visible from the street or by adjacent lots.
8. Ground mounted solar collector panels are not permitted.
9. Consistent with the Fishing Creek Fam covenants, any electrical equipment that is related to the Solar Collector System (such as control /electric panels, batteries, conduit, etc.) which is ground mounted or exterior wall mounted shall be screened from the street or neighbors;
9. Removal of trees related to the installation of Solar Collector Systems requires prior approval by the Association and any governmental authorities.
10. Owners shall be responsible to obtain all necessary permits related to the installation of the Solar Collector System and a copy of the permits issued must be provided to the Association for its records.

