



Townhomes of Cherry Blossom Cove Homeowners Association

P.O. Box 158, Swannanoa, NC 28778

Solar System Guidelines

The Board of Directors of the Townhomes of Cherry Blossom Cove Homeowners Association adopts these Guidelines to promote the use of solar energy for heating and cooling and to ensure uniform installation and design of solar energy systems.

1. Solar panels must be a roof-mounted array with flush-mounted panels (i.e., the plane of the array is parallel to the roof). If panels are installed on a rear roof, the array may be tilted or raised if a variance is granted.
2. Solar panels must exist within the footprint of the home and cannot extend beyond the roof structure for that lot. Adjoining owners can explore a shared solar system provided that the owners satisfy these Guidelines as well as all legal and regulatory requirements.
3. All applications and plans must be preapproved in writing by the Board or Architectural Review Committee (ARC) before installation.
4. All components of the solar system should be integrated into the design of the home. The color of the solar system components should be black or generally conform to the color of the roof shingles to the extent practical. Solar “shingles” that mimic the look of a composite shingle are acceptable but should match the color of the current roof shingles as much as is practical.
5. The installation of all solar heating and cooling systems shall only be done by a licensed installer or journeyman plumber. All applications and plans should include the following:
 - a. A diagram “drawn to scale” by the licensed contractor installing the system showing where the system will be installed.
 - b. Photos of the roof area where the array will be mounted.
 - c. Material to be used and/or manufacturer’s description of the system, photos and/or pictures of the system, and color of the system.
 - d. Where possible, provide photos of similar existing systems as examples.
6. Piping and electrical connections shall be located directly under and/or within the perimeter of the panels, when possible, and placed as inconspicuously as possible when viewed from all angles.
7. The highest point of a solar panel array shall be lower than the ridge of the roof where it is attached.
8. All painted surfaces shall be kept in good repair.

9. Owners are required to provide the Board proof of insurance covering liability for any damage to building structures or other structural or personal property as a result of the installation or use of the solar system. The Board can request such proof at any time.
10. After receiving written approval from the Association but prior to installation of the solar system, the owner shall execute a document which will be recorded with the Buncombe County Registry acknowledging that the owner and future owners, successors, heirs of the property are responsible for maintenance of the solar system and acknowledging the stipulations in these Guidelines.
11. In the event the roof requires repair or replacement, the owner is responsible for the timely removal and any reinstallation of any portion of the solar system at the owner's expense. Should the owner fail to do so in a timely manner, the Board has the right, after providing the owner with ten (10) days' written notice, to hire a qualified contractor to perform the removal and charge the owner the full expense of the removal and if necessary, the expense of the storage or disposal of the solar system if no action is taken by the owner ninety (90) days after removal. Any such charge shall be treated as an assessment pursuant to the Declaration of Declaration of Terms, Conditions, Restrictions and Protective Covenants for Town Homes of Cherry Blossom Cover recorded in Deed Book 4304, page 1652 of the Buncombe County Registry of Deeds on October 23, 2006.
12. A variance to certain sections of these Guidelines may be granted if compliance with these Guidelines would significantly increase the purchase price of the solar system or significantly decrease the performance or efficiency of the solar system. If an owner seeks a variance, the owner must provide a minimum of two (2) bids depicting the cost of installation of the solar systems – one (1) bid in compliance with these Guidelines and a second bid depicting the desired alternative, unless the variance represents the only feasible installation location. The Board or ARC may require bids or estimates from a second contractor to make an informed decision.