

# Home improvement Request Application for Solar

## Summerset at Brentwood III

### **Approval Process:**

1. Complete application form and include information and diagrams of the solar placement. Need contractor signature where indicated.
2. Contact neighbors affected by your installation. Have them sign the Neighbor Acknowledgement on page 2.
3. Made additional copies.
4. Submit 2 copies of all pages of this form to the ARC by placing the completed and signed forms in the ARC drawer in the Clubhouse, Include drawings, diagrams and/or other information.
5. The ARC has 30 days to respond to your request. They will return one copy of your application to you with the approved/NOT approved/conditionally approved pending changes indicated. They will retain one copy for their records.
6. Once the improvement is approved, contact your contractor to ok the project start date. You have \_\_\_\_\_ months to complete the project. If you do not complete the project within \_\_\_\_\_ months, you will need to reapply.
7. Within 5 days of completion of your project, submit 2 copies of the completion form to the ARC. They will inspect the project, sign off and return 1 completion form for your records.

# Home Improvement Request – Application for Solar Installation

## Summerset at Brentwood III

Owner Name \_\_\_\_\_ Date of Application \_\_\_\_\_

House Address \_\_\_\_\_

Mailing Address if different \_\_\_\_\_

Phone Number (s) \_\_\_\_\_

Email(s) \_\_\_\_\_

Expected Start Date \_\_\_\_\_ Expected Completion Date \_\_\_\_\_

Contractor \_\_\_\_\_ License Number \_\_\_\_\_

Solar installation must comply with the standards approved by the Board of Directors.

Owner Signature \_\_\_\_\_ Date \_\_\_\_\_

### **Additional information about your improvements:**

Solar installation must comply with the Standards approved by the Board of Directors.

## Neighbor Acknowledgement

Acknowledgement of all neighbors who will be affected by your alterations/improvements is suggested. This does not mean that the neighbor has to like or approve of your improvements. This acknowledgement demonstrates that your neighbor is aware that you will be doing work on your property. Have them sign below.

I have reviewed the plans of \_\_\_\_\_ (homeowner) and am aware of their proposed changes as indicated on page 1 of this document. I have seen the plans that will be submitted to the ARC.

<b>Name</b>	Signature	Address
Phone Number	Email	
<b>Name</b>	Signature	Address
Phone Number	Email	
<b>Name</b>	Signature	Address
Phone Number	Email	

# Approval

## Conditions for Approval by the ARC:

1. All improvements must comply with the Summerset at Brentwood III CC&R's and Rules approved by the Summerset at Brentwood III Board of Directors.
2. All appropriate governmental permits must be obtained. Construction shall comply with applicable laws, ordinances, codes, and regulations within the City of Brentwood.
3. Construction waste or excavated materials shall be disposed of properly.
4. Adjoining properties are not to be disturbed.
5. No construction materials or debris of any type shall be stored or dumped on any street within Summerset III.

The undersigned applicant requests approval of the improvements as described on page 1 of this document. The applicant has included all plans, drawings and/or paint colors. The applicant understands and agrees to comply with the general conditions stated above.

Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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## Summerset at Brentwood III ARC

Approved

NOT Approved

Conditionally

Approved Pending Changes

ARC Member Signature: \_\_\_\_\_ Date: \_\_\_\_\_

ARC Member Signature: \_\_\_\_\_ Date: \_\_\_\_\_

# Solar Installation Regulations

## Summerset at Brentwood III

### 6.2.30 Solar

6.2.30.1 The California Solar Rights Act permits Associations to exercise reasonable restrictions on the installation of solar energy systems but places limits on how much financial impact those restrictions can have on the installed cost of a system.

Association Rules cannot cause the system cost to rise by more than twenty percent (20%). The Legislative Council's Digest of California AB 1407 is an excellent resource.

(a) Solar panels for generation of electricity and/or hot water must be positioned facing the sun (a south-facing roof surface is preferred) to achieve a reasonably efficient system. This means that some solar system installations would be on the side of the home facing the street. Such requests will not be rejected.

(b) Requests for solar system installations will be handled in the same manner as any other architectural request and cannot be unreasonably delayed or denied.

(c) A permit from the City of Brentwood must be obtained. It is normally obtained by the installing contractor. Building permits require that the contractor furnish drawings for the project. A complete Solar Home Improvement Request Application, located in the Clubhouse, must include an installation drawing that shows the location of the panels, the inverter, and the routing of the conduits.

(d) The common type of solar panel is rectangular and mounted on rails above the surface of the roof tiles.

1. Solar energy panels will be restricted to roof-mounting only. No panels may be mounted on a pole that tracks the sun, and no ground-mounted arrays will be permitted.

2. Panels should be mounted parallel to the roof only. Inclined mounting brackets may not be used.

3. Panels must be mounted as low as possible above the roof tiles. Such installation discourages the nesting of pigeons and other birds. A screen barrier will be required if the panels are high enough to permit birds to roost there. If problems with roosting birds occur after completion of the project, the Owner will be required to remove the bird residue and install a screen barrier.

(e) Electrical conduits are required to convey the wires from the panels to the power inverter and from the inverter to the house's electrical service panel. All visible wires must be contained by rigid conduits.

1. Conduit installation must comply with the National Electric Code except the plastic conduit of any kind (straight or flexible) will not be permitted in exposed locations. Exposed conduits must be galvanized steel (EMT, IMC or RMC).
2. Conduits exposed on the roof must be painted to approximate the color of the roof tiles. Likewise, conduits exposed on the house walls should be painted to match the surface on which they are mounted.
3. Conduits must penetrate the roof and not be wrapped around the eaves, gutters, or fascia boards. All visible wires must be contained by conduits. Conduit connecting the panels to the inverter may be run through the attic spaces.
4. There must be a single conduit "drop" to the inverter which contains the DC power from the panels and the AC power to the electrical panel instead of two (2) conduits.
5. Where conduits are run on the wall of the house, they must be tight to the wall. "Vertical" conduits must be plumb; "horizontal" conduits must be run as high as possible under the soffit area and follow the slope of the roof where applicable. Where feasible, conduits must be run concealed within the house wall.

(f) The inverter must be mounted on the side of the house which has the electrical service panel and the electric utility meter.

1. The inverter must be located well behind the side yard fence when possible to minimize the visual impact.
2. Electrical disconnect switches for the inverter must be integrated into the device rather than using separate DC and AC switches mounted near the inverter.

(g) The Owner is responsible, at the Owner's sole expense, for the maintenance, operation, and repair of any solar energy system on their Lot. It is the Owner's responsibility to remove the solar energy system if, in the sole discretion of the Association Board of Directors, the Owner fails to maintain the system to the minimum Architectural Standards in effect for the community or if the system creates a safety hazard.

1. The cost of removing and, if applicable, replacing the solar energy system is the responsibility of the Owner. Should an Owner fail to remove the solar energy system upon the Association's request, the Association may, to the extent and in the manner permitted in the CC&Rs or other applicable provisions of the Association's Governing

Documents, enter the Owner's Lot and remove the system. The Association is not responsible for any damage to the system's loss of heating or cooling benefits, or the Owner's cost of obtaining energy from alternative sources.

2. The Owner is responsible for any expenses that the Association incurs in removing the solar energy system, and the Association may recover such expenses in any manner allowed by law or the Governing Documents.

3. If the Association must remove the solar energy system, the Association is not responsible for replacing it, or for storing it upon removal.

4. The Owner must defend, indemnify, and hold the Association and its agents harmless from any and all claims, demands, damages, awards, or judgements that arise out of the application for, or the installation, maintenance, and/or removal of the solar energy system except such claims which are caused by the sole gross negligence of the Association or its agents.

6.2.30.2 Solar hot water heaters are restricted to the circulation-style rather than the tank-style. Circulation water heaters are smaller and less obtrusive. Water piping installation must comply with the same general rules and regulations required for conduit in the PV solar systems.

I have read the above regulations and will comply with them.

Contractor Signature \_\_\_\_\_ Date \_\_\_\_\_