

Glen Eagle
Installation of Solar Panels on Roofs

Solar energy systems, also known as solar panels, are permitted. However, homeowners must first submit an Exterior Change Request and required documents/paperwork and receive written approval of their solar energy system and installation from the Association before installation is commenced. Failure to receive the required approval will result in daily fines of \$25 until such approval is provided.

The Board reserves the right to impose reasonable restrictions on the solar energy system and installation thereof, including, but not limited to, the following provisions:

A construction drawing showing the locations where the solar panels are to be mounted must be submitted with the homeowner's request for approval. Once approved, the number and location of the solar panel cannot change from the specifications set forth in the construction drawing. Solar panel installations shall be done in a manner to reasonably reduce visibility from the street or common areas, to the extent possible and allowed by law.

A specification sheet or brochure detailing the solar energy system materials to be used must be submitted with the homeowners' request for approval. Once approved, the solar panels specification may not materially deviate from those submitted.

Solar panels must be installed on the plane of the roof material (flush mounted).

Aluminum trim, if used and visible, must be anodized or otherwise color treated.

All exterior conduits must be installed out of sight, such as in the attic or under the eaves, and/or color coded to match the roof shingles or eaves where it is not reasonable possible to conceal them. The inverter, DC and AC disconnect boxes, any alteration to the existing 200 amp main electrical panel, and any other exterior system components (excluding the solar panels) must also be concealed and/or color coded to blend/camouflage with the structure.

Solar panels must be firmly secured to the roof and otherwise installed in all respects in accordance with local building codes.

The solar panels shall meet all applicable health and safety standards and requirements imposed by state and local permitting authorities.

Homeowner must provide for the maintenance, repair or /or replacement of the roof and solar panels to the satisfaction of the GE POA. In particular, the solar panels must be kept free of dried leaves to avoid fire danger, and cleaned a minimum of twice a year. Proof of biannual maintenance must be provided to Glen Eagles POA.

The approval of this solar panel does not create or grant any solar easement and no guarantees as to future solar easements are made.

Homeowner will be responsible for any and all property damage and/or personal injury resulting from the installation, operation and/or removal of the solar panels.

Homeowner agrees to waive any claims against the association and hold the association harmless for any and all property damage and/or personal injury resulting from the installation, operation and/or removal of the solar energy system.

Homeowner agrees to indemnify the association for any and all costs incurred by the association, including court costs and fees and attorney's fees resulting from the installation, operation and/or removal of the solar energy system.

The solar energy system must be installed by qualified contractors who are licensed in the state of New Jersey.

It is strongly suggested that the roof on the dwelling where the solar panels are to be installed is a reasonable age and in reasonable condition that coincides with the installer's warranty.

**GLEN EAGLE
SOLAR PANEL INSTALLATION REQUEST FORM**

Homeowner Name: _____

Homeowner Address: _____

Homeowner Email and Phone number: _____

The addition of Solar Panels must meet the Installation Standards for solar energy systems per the State of New Jersey (N.J.S.A. 52:27D-141.7).

Work to be done by: _____
Contractor Address

Phone Number State License Number

As part of the approval, the contractor must submit an insurance certificate of liability **BEFORE** work is started.

The request is valid for 90 days from date of approval. If work is not done within the time period, a new request must be submitted. No work should be started until notice of approval is received.

As homeowner, I/We agree to be totally responsible for the entire installation, maintenance, and upkeep (replacement, insurance, etc.) for the solar system, if approved. The plan and agreement will be made part of any agreement of the sale that I/We enter into for the referenced property. The plan will include the owner's contract with the contractor, which I/We have attached with the application.

Date: _____ Signature: _____

In order to insure the timely consideration of your request, all requests must be submitted to the Association Office for written board approval.

Approve: _____ Deny: _____

Date: _____

52:27D-141.7. Adoption of standards relative to solar energy systems.

(1) that the solar energy system is to be installed in conformance with the manufacturer's specifications and in compliance with all applicable electrical and building code standards;

(Y / N) : Attach supporting documentation

(2) that the solar energy system is intended primarily to offset part or all of the consumer's own electricity demand;

(Y / N) : Attach supporting documentation

(3) that all components in the solar energy system are to be new and unused, and shall not have previously been placed in service in any other location or for any other application;

(Y / N) : Attach supporting documentation

(4) that the solar energy system shall have a warranty of not less than 10 years provided by the solar energy system manufacturer, and shall be subject to coverage afforded under "The New Home Warranty and Builders' Registration Act," P.L.1977, c.467 (C.46:3B-1 et seq.) to protect the integrity of the roof of the home and to protect against defects and undue degradation of electrical generation output;

(Y / N) : Attach supporting documentation

(5) that the solar energy system shall have meters or other devices in place to monitor and measure the system's performance and the quantity of electricity generated by the system;

(Y / N) : Attach supporting documentation

(6) that the solar energy system shall comply with adopted energy codes for the dwelling unit where the solar energy system is installed;

(Y / N) : Attach supporting documentation

(7) for rating criteria for equipment, components, and systems to assure reasonable performance and criteria for complying with these minimum ratings;

(Y / N) : Attach supporting documentation

(8) that the solar energy system shall be consistent with the net metering standards and safety and power quality interconnection standards adopted by the Board of Public Utilities pursuant to subsection e. of section 38 of P.L.1999, c.23 (C.48:3-87)

(Y / N) : Attach supporting documentation