

ONE CLUB HOUSE LANE, SECTOR 12

Homeowners' Association

SOLAR ENERGY PANEL RULES AND REGULATIONS

The Board of the One Club House Lane Sector 12 Homeowners Association (the "Association") hereby approves and adopts the following Rules and Regulations pertaining to solar energy panels ("panels") and related equipment within the Association. For the purposes of these Rules and Regulations, the term "solar energy panel" means a panel device or system or combination of panel devices or systems that relies on direct sunlight as an energy source, including a panel device or system or combination of panel devices or systems that collects sunlight for use in the heating or cooling of a structure or building, the heating or pumping of water, industrial, commercial, or agricultural processes, or the generation of electricity.

NATURE AND LOCATION

1) All panels and related equipment must:

(a) Meet all applicable health and safety standards and requirements imposed by the State of Washington and the City of Mukilteo.

(b) If used to heat water, be certified by the solar rating certification corporation or another nationally recognized certification agency; and

(c) If used to produce electricity, meet all applicable safety and performance standards established by the national electric code, the institute of electrical and electronics engineers, accredited testing laboratories and, where applicable, rules of the utilities and transportation commission regarding safety and reliability.

2.) Rear yard ground-mounted solar panels are preferred and permitted and must be located considering applicable setbacks. The panels must be shielded from view to the greatest extent that does not increase the cost of installation or degrade operational performance quality, each by more than ten percent.

3.) Panels may be installed on roof slopes such that they are not visible from any street, except that solar panels may be visible from a street if they are located on the side of the home on which the largest roof slope surface faces "south". South is defined as the forty five degree section between 157.5°-202.5° between SSE and SSW. Accordance within this definition shall be verified by contracting professional.

4) No part of any roof-mounted panel or related equipment may be visible above the roofline.

5) The top edge of all panels must be parallel to the roof ridge.

- 6) All panels must be flush-mounted and centered on the section of roof on which they are mounted.
- 7) All groups of adjacent roof-mounted panels must form the shape of a square, a rectangle or mimic the shape of the roof section.
- 8) All panel frames, support brackets, visible piping, and visible wiring must be painted to match the surrounding roofing material. This must be maintained by the homeowner so that the appearance does not degrade due to chipping, flaking or fading of painted surfaces.
- 9) Roof and ground mounted panels that can be seen from other homes in the development must be covered by a solar skin or equivalent overlay that matches the adjacent landscaping or structure.

APPROVAL

Detailed plans regarding the nature, installation and placement of proposed panels which depict the materials to be used, the location and number of panels, the mounting/attachment method, and the location of exterior system components must be submitted to the Architectural Control Committee (“ACC”) in accordance with the Association’s Covenants, Conditions and Restrictions. Written approval from the ACC must be obtained before panel installation may occur. All required local permits must be obtained before panel installation will be approved. Owners must indemnify the Association and agree to reimburse the Association for loss or damage caused by their installation, maintenance, and use of panels in writing before panel installation will be approved.

ENFORCEMENT

Enforcement of this policy shall follow the One Clubhouse Lane Sector 12 Homeowners’ Association “Fine Schedule and Enforcement Procedure” policy.

DATED this 17th day of March, 2022.