

PINE RIVER RANCHES LANDOWNERS ASSOCIATION, INC.

REVISED ADDITION TO POLICIES AND PROCEDURES

(to be considered for advancement to the PRRLOA Bylaws at the 2016 annual meeting)

Policies on Solar Panel Installations

1. Any solar panel array over 6 square feet in size is considered an above-ground improvement as defined in paragraph 19 of the governing Covenants, Conditions and Restrictions, and shall therefore be subject to review and approval by the Architectural Review Committee.
2. In accordance with Pine River Ranches' setback standards, no solar array may be erected within 15 feet of any property owned by another person or entity, and the front setback will be 40 feet.
3. If the proposed solar array is to be part of a structure, the Architectural Review Committee must find that it is well integrated into the organic architecture of said structure.
4. If the proposed solar array is to be freestanding, the Architectural Review Committee must find that it is sited and scaled in such a manner as to reasonably minimize its visual impact on other properties and the community as a whole.
5. Materials used in constructing solar arrays must, as fully as possible, avoid the appearance of non-residential, industrial or commercial facilities.
6. Pursuant to Paragraph 20 of the CC&Rs, "the exterior of all buildings shall conform to the rustic wilderness setting of the property". Therefore the size and appearance of a proposed solar array are specifically within the purview of the Design Committee, and may be the basis for disapproval.