

RESOLUTION: 25-001
EFFECTIVE DATE: 01/19/25

**RESOLUTION OF THE
PIONEER HILLS OWNERS ASSOCIATION, LLC.
REGARDING
THE RULES AND PROTOCOLS SPECIFIC TO SOLAR PANELS**

Whereas Pioneer Hills Owners Association (“PHOA” or “Association”) filed Articles of Incorporation with the Colorado Secretary of State on September 22, 2006, and recorded as Document 20061387796;

Whereas the original COMMUNITY DECLARATION FOR PIONEER HILLS (Declarations”) was filed with the Arapahoe County Clerk and Recorder on October 11, 2006, as Reception B6145436; and

Whereas there may exist other Pioneer Hills Owners Association documents related to solar energy systems, this document supersedes all previous references and restrictions, and

Whereas Colorado law (CRS 38-33.3-106.7) states that while homeowner associations cannot prohibit the installation of solar panels, the HOA Board of Directors may establish certain aesthetic and safety rules as well as limited installation constraints. This document establishes the requirements, limitations, and standards the Pioneer Hills Owners Association now places upon homeowners for solar panel installations and de-installations; and

Whereas the Association Bylaws Article 7.1 (h) provides the Board of Directors the authority and powers for the making, and amending rules and regulations (“Rules”); now, therefore, let it be *Resolved*, the establishment of the following solar energy system Rules and Protocols;

GENERAL REQUIREMENTS:

- The name and contact information of the company being contracted to do the installation must be included in the homeowner’s architectural control request.
- The installation company must be registered with the Colorado Secretary of State to do work within the State of Colorado.
- The installation company must provide the homeowner and architectural control committee with proof of liability insurance.
- The installation company must provide the homeowner and architectural control committee with a written workmanship warranty including against roof water leakage and potential damage.
- The homeowner and installation company are responsible for acquiring all necessary permits.

INSTALLATION REQUIREMENTS:

- Installation requires approval via architectural control request.

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- Roof mounted solar panels and all other equipment must not breach the vertical plane of any party wall.
- All roof mounted solar panel edges must be parallel to the roof surface.
- Ground mounted solar panels are allowed ONLY in the fenced in backyards.
- Ground mounted solar panels may be angled, tilted or otherwise positioned but all aspects of the panel must not reach above the homeowner's upper fence line.
- All conduits must be painted to best match the background.
- Additional panels added after initial install must match the pre-existing panels.
- Additional panels require additional approval via architectural control request.

DE-INSTALLATION REQUIREMENTS:

- De-installation requires approval via architectural control request.
- Any removal must include all parts including, but not limited to panels, racking, inverter, optimizer, battery storage and all conduits, ground mounting stabilizers /caissons, etc.
- A removal must include patching and painting of all holes made to secure all parts including, but not limited to, panels, racking, inverter, optimizer, battery storage and all conduits and in the case of ground mounted panels any restoration of the ground.
- The removal company must provide the homeowner with a written workmanship warranty and in the case of a roof mounted system warranty against subsequent roof water leakage.
- A warranty must be provided to the architectural control committee prior to approval for de-installation.

MAINTENANCE REQUIREMENTS:

- Homeowners are responsible for all maintenance costs of their solar system.
- If de-installation and re-installation of the solar system is necessary (i.e., roof repair/ replacement), all costs will be borne entirely by the homeowners and not the Association.
- The Board of Directors will determine the extent and necessity of roof maintenance.
- Solar panels rendered unsightly due to damage or age must be repaired or replaced, entirely at homeowner(s) expense, when directed by the Board of Directors.

Signature and ballot results on following page.

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PRESIDENT'S CERTIFICATION:

The undersigned, being the President of the Pioneer Hills Owners Association, Inc., certifies that the forgoing Resolution was approved and adopted at a duly called and held meeting of the Board of Directors on January 19, 2025, and in witness thereof the undersigned has subscribed his/her name.

Pioneer Hills Owners Association, Inc.
A Colorado Non-Profit Corporation



| BALLOTING | | YAY | NAY | ABSTAIN | ABSENT |
|-----------------------|-----------|-------------------------------------|--------------------------|--------------------------|-------------------------------------|
| <u>Kathy Deanda</u> | President | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <u>Samit Shah</u> | V. Pres. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <u>Steve Johnston</u> | Treasurer | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <u>Jim Benedict</u> | Secretary | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <u>VACANT</u> | At Large | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |