

# WELLINGTON OF FLOWER MOUND RESIDENTIAL ASSOCIATION, INC.

## ARCHITECTURAL CONTROL COMMITTEE

### Bulletin #12 - Solar Panels: Photo Voltaic (PV) and Thermal Collectors (TC)

April 2, 2010, Revised August 19, 2011

Pursuant to Article 10.02 of the *Declaration of Covenants, Conditions and Restrictions for Wellington of Flower Mound Residential Association, Inc. (the "Declaration")*, The Architectural Control Committee (the "Committee") may, from time to time, publish and promulgate Architectural Standards Bulletins covering all or a portion of the property made subject to this document. These bulletins may contain standards, requirements or limitations in addition to those expressly set forth or referred to in the *Declaration*.

This bulletin is applicable to all Wellington lots.

A request may be submitted to the Architectural Control Committee for review on a case by case basis for the placement of solar panels: PV and TC.

**DEFINITION: PVs or TCs installed on roofing and used to generate electricity or heat liquids in or outside of the residence.**

- Installation, subject to ACC review and approval, to include:
  - Panels restricted to the side and back roof of the house or to be located in a fenced yard, but can not extend above the fence.
  - Panels mounted on the roof to be installed parallel (level) with the roof and installed no more than 6 inches above the existing roof.
  - Panels mounted on the roof must fit within the roof line (cannot overhang).
  - Installation must be permitted by the town and meet all applicable requirements including hail and wind rating for the area.
  - Equipment must be kept maintained and all repairs to be performed within 30 days of damage.
  - All frames, support brackets, visible piping and wiring may only be silver, bronze or black in color.
  
- Applications details to include:
  - Location on roof of home
  - Size and number of panels
  - Color of materials used
  - Feed wires or pipes location, and/or ancillary equipment
  - Attachment method to roof/house
  - Purpose (to track use patterns)
  - Ground level support equipment information
  - Example photo of similarly installed systems
  - Installer certification information