

WELLINGTON OF FLOWER MOUND RESIDENTIAL ASSOCIATION, INC.

ARCHITECTURAL CONTROL COMMITTEE

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

2020

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 or as 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 in a fenced yard but cannot extend above the fence. If panels are requested on the front of the home, include information on how this location increases the estimated annual energy production of the device per state law (greater than 10%) versus placement in another location.
 - 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.
 - All frames, support brackets, visible piping and wiring may only be silver, bronze, or black in color.
 - Panels/roofing is to be harmonious with the neighborhood.

- Applications details to include:
 - If panels, the location on the roof of the home or lot and the size and number of panels to be installed
 - Color of the materials to be used and an example photo of the panel/roof color and style
 - Feed wires or pipes location, and/or ancillary equipment
 - Attachment method to roof/house
 - Ground level support equipment information
 - Installer certification information