

Twin Lakes Owner's Association

Solar System Policy:

Approval of the Twin Lakes Owner's Association board and the Oakmont Village Association Architectural Committee (OVA-AC) are required prior to any installation. The application for approval must include drawings and photos showing the location of the solar panels and all related support hardware – including pictures of views from all adjacent streets.

City of Santa Rosa Building Permits are required for all solar power installations

Solar panels should be installed on roof areas that are not directly facing a frontage street if required power production can be obtained by placement on other roof areas.

Once a solar power system installation is completed, all visible surfaces on the roof, other than those of the glass panels themselves, are to be painted to match the color of the roofing material. This includes all wiring conduit tubing.

Any power conduit tubing that leads below the roofing area to the outside walls of the building is to be run through the roof eave to the building siding below. It is not to be run out over the roofing edge and rain gutters.

All power conduit tubing is to be painted to match the surface over which it runs. – eg: Roofing material, exterior building wall sides, etc.

For multi-unit buildings, (Triplexes and duplexes):

1. Other owners and tenants of the building must be advised about the installation
2. The solar panels may only be installed on a section of the roof that is located directly above the dwelling unit (below) that belongs to the person who is having the system installed.
3. Solar panels may not be installed on flat carport roof areas.
4. When any power conduit runs need to be installed over the side-wall exterior of another owner's dwelling section, permission for the location of these conduit runs must be obtained, in writing and in advance, from the other affected owner(s).
5. When re-roofing, any additional expenses caused by the solar installation will be the responsibility of the owner of the dwelling unit where the system is installed.

If solar systems are installed under a Power Purchase Agreement, the contract for installation must specify that any subsequent dwelling unit owner assumes all rights and responsibilities for the system

Solar systems are to be maintained in appearance and function by the owner involved. If a Power Purchase Agreement calls for the Provider to maintain the system, the owner is responsible to see that such maintenance is performed.

Any solar system that is non-functional is to be repaired or removed, within 90 days, by the owner of the dwelling unit involved. If removal or extensive repairs are required, such as replacement of any major components, advance approval from Twin Lakes and the OVA-AC is required.

If for any reason a solar system is to be removed, all roofing and dwelling areas affected by the installation are to be returned to their pre-installation state by the owner of the dwelling unit involved.