

GATE POST ESTATES II HOMEOWNERS ASSOCIATION

Architectural and Maintenance Standards and Guidelines

Solar Supplement

ORIGINAL PUBLICATION:	1987, amended June 1989
REVISED:	December 2007
SUPPLEMENT:	March 2010
SOLAR SUPPLEMENT:	February 2023

The following change have been suggested by the Architectural Review Board (ARB), and then reviewed, vetted, and adopted by the Board of Directors to clarify the Architectural and Maintenance Guidelines issued December 2007. Please insert the following replacement paragraphs in your copy of the Guidelines.

The following section augments Section 7.73 on page 19. Revised wording is shown in **highlighted text**.

7.73 **Solar Panels (Front Roof Slope)**



Ground mounted solar panels are only permitted in the back yard and shall not be visible from the street.



Roof mounted solar panels are only permitted on the rear elevation of a home. Roof mounted solar panels require ARB approval.

The GPE II HOA is aware of Virginia Code § 55.1-1820.1(B)



In the event a homeowner provides documentation and demonstrates burden of proof for Virginia Code § 55.1-1820.1(B) via GPE ARB modification request, the GPE ARB has implemented the following guidelines:

1. The body of the solar panels must visually blend with the color of the roof.
2. Frames and mounting devices must be similar in color to the roof color.
 - a. Black or bronze frames on dark-colored roof material
 - b. Silver or grey frames on light-colored roof material
3. External cables and conveniences (conduit) must not be exposed on the roof or run over the roof edge across the building's side. Short exposures on the side of the house that connect to existing electric panels should be painted to match the house's color.
4. External transformers and control boxes should not be visible on the front exposure of the house.
5. Solar panels must be maintained in good condition and repaired in the event of damage (e.g., hail, debris, wind damage). Leaves and/or other debris should not be visible underneath solar panels.
6. Solar panels should be installed symmetrically to the roof elevation. (Equidistant spacing to the roof edges.)
7. Trees in HOA common areas may not be removed to improve solar panel performance. 2
8. Removal of trees on homeowner property must comply with state and local regulations.
9. Homeowners should inform their neighbors of the intended installation and include their opinion(s) in the design goals.