

ADDITIONAL RULES AND REGULATIONS RELATING TO PROPERTIES¹



ARC Rules and Regulations for Solar Panels²

Approved on August 24, 2020

ARAs are available from the WLCA website www.mywaterfordlakes.org or from the WLCA office. External property improvement may not be started until the (1) homeowner submits Architectural Review Application (ARA), (2) the local Neighborhood Architectural Review Committee (ARC), if applicable, and the WLCA ARC approve the ARA, and (3) the homeowner receives a letter of approval from WLCA. If no response is received from WLCA after 30 days have elapsed from the receipt date stamped by WLCA, the ARA application is considered approved.

What These Rules and Regulations Cover:

These rules and regulations cover solar panels for water heating or photovoltaic (PV) generation, including solar photovoltaic shingles.

Basic Information:

1. Applicants must comply with the present Rules and Regulations as well as any neighborhood HOA rules and regulations or guidelines that apply to their project. If there are no neighborhood guidelines, WLCA guidelines shall apply.
2. Solar panels attached to room additions, screen rooms, and pergolas shall also conform to the rules and regulations or guidelines for those structures.
3. Solar panels shall be used only for water heating or photovoltaic power generation. Only systems designed for residential use are permitted.
4. Solar panels must be installed in a professional manner and be properly maintained.
5. Although a permit is not required at the time of the application, this improvement is subject to Orange County Building Codes and will require an Orange County Building Permit.

Rules for Modifications:

6. Solar panels shall only be installed on house roofs or on top of approved room additions, screen rooms, or pergolas. Standalone panels are not permitted.
7. Solar panels attached to individual landscape lights are permitted. One (1) solar panel per front yard no larger than 2 feet by 2 feet is permitted to power several landscape lighting.
8. Except for the panels themselves, no components of the solar system should be installed on the front of the house. Panels may be installed on the roof surfaces that maximize performance.
9. System components including piping or tubing, conduit, connecting cables, leads, junction boxes, combiner boxes, utility panels, mounting feet and mounting rails shall be subject to the following restrictions.

¹ The WLCA declaration, as amended from time to time (the current version of which will be referred to as the "WLCA Declaration"), contains certain rules and regulations relating to properties that are subject to the WLCA Declaration. The WLCA Declaration permits the board of directors to adopt additional rules and regulations relating to properties that are subject to the WLCA Declaration. The present document reflects some of those additional rules and regulations.

² The requirements for Solar Panels were formerly reflected in "ARC Guidelines for Solar Panels, Roof, Insulated Aluminum Elite Roof." The requirements are now contained in the present "ARC Rules and Regulations for Solar Panels".

- a. System components that are on the roof shall be under the panels or shall be painted to match the roof.
 - b. System components on the fascia or side of the home shall be painted to match the surface(s) of the house over where they are routed.
10. A system with battery backup capability must have the battery bank installed so it cannot be seen from surrounding properties. Battery banks may be located inside the house, garage, or approved enclosed structure. Battery banks installed outside shall meet requirements a, b, or c.
- a. Installed within a fenced yard. The height of the battery bank shall not exceed the height of the fence
 - b. Installed behind a fenced area. If this option is used:
 - i. The general shape will be an 'L' shape.
 - ii. Homes with a pond view will need to have a barrier on the back of the 'L' as well.
 - iii. Fencing should be at least height of the battery bank. The WLCA Fence Guidelines apply regarding materials and setback from the front of the home.
 - c. Installed behind plant materials
 - i. The general shape of the planting will be an 'L' shape.
 - ii. Homes with a pond view need to have a barrier on the back of the 'L' as well.
 - iii. Initial plant height should be at least half as tall as the battery bank using plants expected to grow to at least the height of the battery bank.

What Is Needed for the Architectural Review Application:

11. The Application shall include:
- a. Completed application form including quantity and dimensions of panels;
 - b. Specification of installation as either solar water heating or photovoltaic (PV) generation;
 - c. Diagram or sketch showing proposed location of panels;
 - d. Locations of all system components;
 - e. Except for solar panels, proposed colors of all system component;
 - f. Elevation drawings showing each surface that will have any portion of the installation; and
 - g. If battery bank is located outside, method of concealing the battery bank including a plat or survey showing location of battery bank.