

**SAVANNAH RIDGE HOMEOWNERS ASSOCIATION
AMMENDMENT NO. 1
COVENANT ASSURANCE POLICY (CAP)**

GUIDELINES FOR ALTERNATIVE ENERGY SYSTEMS

These guidelines are a supplement to the Architectural Control requirements set forth within the Covenants, Conditions and Restrictions of Savannah Ridge. **All alternative energy systems require written approval from the SRHOA Board prior to installation.** The approval process is described below.

I. SOLAR SYSTEMS

- a. Systems shall be designed and constructed to appear as an integrated part of the building architecture. All components should integrate into the design of the home. The color of the solar system components should generally conform to the color of the roof shingles. Solar shingles that mimic the look of a composite shingle are acceptable, but should generally conform to the color of the current roof shingles.
- b. Systems mounted on rear roofs are preferred. Raised or tilted panels shall only be installed on the rear roof. Panels installed on a front roof or street-facing side roof shall be flush-mounted. The highest point of a panel shall be lower than the ridge of the roof where it is installed.
- c. Ground-mounted systems shall not exceed five feet in height and shall be screened by a vinyl fence or by plant material of adequate density to accomplish the same result.
- d. All lines for the system (electrical, plumbing, etc) shall be concealed from view.
- e. The owner of an approved and installed system shall properly maintain it so that it does not create a visual or aesthetic nuisance as determined by the ARC.

II. WIND TURBINES

Wind turbine systems will not be approved.

III. OTHER ALTERNATIVE ENERGY SYSTEMS

The installation of other alternative energy systems will be considered by the ARC and Board on a case-by-case basis following the general process described below.

IV. APPROVAL PROCESS

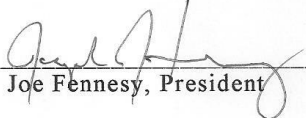
- a. The approval process is initiated by the submittal of an "Application for Project Approval" form to the ARC. The submittal shall also include:
 - i. Manufacturer's product literature
 - ii. As applicable, name of licensed installation contractor

- iii. As applicable, scaled construction drawings showing all elevations and installation details (conduits, panels, related equipment, etc)
 - iv. Photographs showing the location of the proposed installation(s)
 - v. Proof of insurance coverage and a signed letter from the homeowner indemnifying the SRHOA and its members for damage or loss that might be caused by the proposed system
 - vi. Other supporting information (as desired by the homeowner)
- b. It is the Submitter's responsibility to ensure the proposed system is compliant with all applicable local, state and federal regulations, requirements and standards.
- c. The ARC and Board reserve the right to disapprove an application based on the proposed system's profile, size, material, color, texture or other aesthetic nature.
- d. The ARC and Board shall render a final decision within 30 days of receipt of the "Application for Project Approval" and all required documentation.
- i. The ARC will make a recommendation (approve or disapprove) to the Board
 - ii. The board will review and issue a final decision
 - iii. The homeowner may be requested to appear before the ARC and/or Board
- e. Disapprovals shall state specifically the reason for denial with possible remedies as applicable.

V. VIOLATIONS

- a. Violations may constitute a basis for legal action by the Board of Directors pursuant to Article XI, Section 1 of the Declaration and they may impose a \$500 fine for each month a documented unapproved installation remains in place.
- b. Should a homeowner allow an unapproved system to be installed (or not as approved), the remedy or removal shall be at the homeowner's expense. The homeowner shall also be responsible for all related legal expenses incurred by the SRHOA.

Approved by the Board of Directors on August 11, 2015

By: 
Joe Fennessy, President

Savannah Ridge Property Owner Association, Inc
dba Savannah Ridge Homeowner's Association

