

SOLAR PANEL GUIDELINES

New York State recently passed a bill prohibiting homeowners associations from unreasonably restricting the installation and use of solar power systems. Under the new statute, associations may not adopt or enforce any rules or regulations that would effectively prohibit or impose unreasonable limitations on the installation or the use of a solar power system.

The Four Corners Board of Directors recognizes the benefits of renewable energy sources, including solar, to overall energy programs and is committed to working with owners proposing solar power projects. The following are the current rules and guidelines for those who wish to apply for permission to install a solar power system. Note that prior written ARB permission is required in all instances.

1. The installation shall be in accordance with all Dutchess County and Town building and electrical codes and regulations. Any required permits and inspections shall be obtained and finalized by the homeowner or the installation contractor. All installations must be done by a licensed and insured contractor to protect the community.
2. A Solar power system must meet the requirements established by any local, state or federal law, rule or regulation or health and safety standards and those requirements imposed by state and local permitting authorities.
3. Solar panels must be placed in a location of the roof so as to minimize their visibility from adjacent lots and shall be integrated into the roof design.
4. Installation of solar power systems are allowed only on the outline of the roof.
5. Devices shall be installed as close to the roof as possible, not exceeding four inches, parallel to roof's surface and flush mounted. No solar panels shall extend above the existing roof line and roof angle.
6. Solar panels must match as closely as possible the existing color of the roof.
7. Devices, wiring, and other components of the installation, excluding the panels, shall be installed on the interior of the home so it is not visible from the exterior or a 3/4" conduit (the same color as the gutter) is run as close to, but not touching, the gutter.
8. No homeowner can require another to remove buildings, vegetation, or trees for the purpose of facilitating the installation of their solar power system.
9. As a condition to obtaining ARB approval, homeowners must sign the attached Indemnity Agreement and a drawing and description, showing the proposed location for the installation, including a detailed description and the location of all panels, inverters and wiring.
10. No solar power system is allowed to be installed on any common areas of the HOA.