

**WINTERFIELD HOMEOWNER'S ASSOCIATION**  
**POLICY RESOLUTION 2023-03-16**  
**Rules Governing the Installation of Solar Panels**

WHEREAS, the Board of Directors of Winterfield Homeowner's Association (the "Association") is empowered to govern the affairs of the Association, including the interpretation and enforcement of the governing documents;

WHEREAS, paragraph 2.1 E of the Amended Declaration of Restrictions for Winterfield ("the Restrictions") requires Architectural Review Committee approval prior to the installation of any Improvement that alters the exterior appearance of a Lot;

WHEREAS paragraph 2.1 F of the Restrictions states that the "Architectural Review Committee may, subject to the approval of the Board of Directors, in its discretion, establish guidelines and standards to be used in considering whether to approve or disapprove Plans;"

WHEREAS paragraph 19 A of the Restrictions further states that "each Owner shall keep all Lots owned by him, and all Improvements therein or thereon, in good order and repair, free of debris, all in a manner and with such frequency as is acceptable to the Association and consistent with a first-quality development, any rules adopted by the Association and any architectural guidelines adopted by the Architectural Review Committee;"

WHEREAS, the installation of solar panels on homes is becoming increasingly common;

AND WHEREAS, VA Code Section 55.1-1820.1 authorizes community associations to establish reasonable restrictions concerning the size, place, and manner of placement of such solar energy collection devices ("Devices") on residential properties;

It is the intent that these rules shall be applicable to all Lots and homeowners in Winterfield Homeowner's Association, and this resolution shall remain in effect until otherwise rescinded, modified, or amended by the majority of the Board.

NOW THEREFORE BE IT RESOLVED that the Board hereby adopts the following Rules governing the installation and maintenance of Devices:


1. Homeowners wishing to install Devices must follow the regular Architectural Review Procedures to request approval. Device installations may not commence unless the Owner has received written approval by the Board of Directors. The Architectural Review application should include information about any major landscaping changes (e.g., tree work) to be done in conjunction with the project.
2. Installations shall comply with all applicable county and state zoning and building codes and shall be within current net metering code limitations.
3. All wiring and components located on the exterior of the home shall be concealed in conduit matching the surface to which it is mounted.
4. All installations shall be on the roof and panels shall be placed parallel to the roof line. Ground-mounted systems are prohibited. (Notwithstanding the foregoing, small solar panels attached to outdoor lighting devices are permitted and do not need ARC approval.)

5. To the extent consistent with Va. Code Section 55.1-1820.1, panels shall be placed on rear roofs or as inconspicuously as possible when the property is viewed from any adjacent street.
6. Panels on each section of the roof shall be arranged symmetrically whenever possible.
7. Any modification to panel placement requested by the Board as a condition for approval shall comply with Va. Code Section 55.1-1820.1.
8. Following installation, the roof and surrounding areas must continue to be maintained in a reasonable standard of ordinary upkeep and care (e.g., leaves and debris cleaned off regularly, shingles cleaned of dirt/mold when needed, damaged panels repaired within 90 days).
9. As is true with all approved ARC requests, any changes to the approved plans must be re-submitted for approval prior to construction.
10. These rules apply to all Device installation requests submitted after the date these rules were approved. Owners who on that date have obtained approval to install Devices on their home will be considered grandfathered until such a time as the owner wishes to modify the Device (or its manner of installation) in any way.

**RESOLUTION 2023-03-16 APPROVAL**

The Winterfield Homeowner's Association Board of Directors approved this Resolution # 2023-03-16 by unanimous board vote on 3-16-23.

Signed:

  
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Stephen Shuster, President WHOA

3-16-23  
Date