

**WOODLAKE CROSSING HOMES ASSOCIATION**  
**POLICY RESOLUTION 2022-12**  
**Rules Governing the Installation of Solar Panels**

WHEREAS, the Board of Directors of Woodlake Crossing Homes Association (the "Association") is empowered to govern the affairs of the Association, including the interpretation and enforcement of the governing documents;

WHEREAS, paragraph three (3) of the Woodlake Crossing Homes Association's Amended, Restated and Consolidated Residential Restrictions ("the Restrictions") requires that all 'Improvements or Replacements' must be submitted to the Board of Directors (the "Board") for approval in writing;

WHEREAS paragraph three (3) of the Restrictions further states that the Board "may adopt reasonable rules and regulations that guide design, construction, or implementation of Improvements and Replacements. The rules and regulations may also guide review, evaluation, approval, and disapproval of the plans."

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Lots and homeowners in Woodlake Crossing Homes Association, and this resolution shall remain in effect until otherwise rescinded, modified, or amended by the majority of the Board.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 2022-12 APPROVAL**

The Woodlake Crossing Homes Association Board of Directors approved this Resolution # 2022-12 by unanimous board vote on December 8, 2022.

Signed:

  
\_\_\_\_\_  
Patrick Forys, President WCHA

12/8/22  
\_\_\_\_\_  
Date