

Rancho Tomas CitiHomes, Inc. Solar Panel Installation Policy

In accordance and compliance with the California Solar Rights Act of 1978, California Civil Code Section 714, the Rancho Tomas Board of Directors, acting on behalf of the Rancho Tomas Homeowners Association, has adopted the following policies concerning solar installation.

Restrictions:

- 1.) Prior to the installation of solar panels or other solar energy systems, the owner wishing to install same must submit an Architectural Request Form to the Architectural Committee for its prior written approval, subject to the restrictions set forth below.
- 2.) To the extent possible, the proposed installation should be located in the least obtrusive or visible location possible, preferably not on the front of the homeowners' lot while still allowing for energy efficiency.
- 3.) The color of the solar panels should match the surrounding areas of the installation.
- 4.) All framing, mounting materials and all visible parts of the solar installation should match the color scheme of the surrounding area of the installation to the extent possible. The framing should be anodized, powder coated or factory baked enamel finish to the color of the surrounding area.
- 5.) All wiring, piping or other materials associated with the solar panel installation should be installed in manner that minimizes their visibility.
- 6.) The efficiency of the solar panels should conform to the latest technology to maximize efficiency and minimize visibility.
- 7.) The solar panels shall not be installed in common areas except with the prior written approval of the Board of Directors and the approval of the owners, as required by Civil Code Section 1363.07 or any superseding statute thereof.
- 8.) The solar panels shall not be installed on any property which the Association is obligated to maintain, unless the owner proposing to engage in the installation agrees in writing to accept all future increased costs related to the maintenance of said area.
- 9.) The solar panels or associated materials cannot intrude on any portion of another homeowner's lot.
- 10.) Solar panels shall not be installed in a manner that will intrude upon the common area or any other owner's lot except with the prior written approval from the Board of Directors and the affected owner(s), if any.

Architectural Request Requirements:

In addition to the HOA Architectural Request Form, the following are required before the consideration can be given for the proposed improvements:

- 1.) Site Plan showing overview of the lot with the location and number of the solar panels

- 2.) Structural Detail Plans showing how the panels will be installed
- 3.) Mounting Plans showing the method of mounting the solar panels
- 4.) Electrical Plans showing details of electrical installation
- 5.) Solar Panel Specifications showing complete detailed specification of panels
- 6.) Color of Panels and associated mounting materials
- 7.) Estimated time frame for the installation
- 8.) Any areas of the complex that will be disrupted or have material stored during installation
- 9.) Insurance certificate of the installer with coverage meeting industry standards
- 10.) Copies of all required permits when issued.

Other Information:

The request will be approved only if all of the following conditions:

- 1.) The above requirements are satisfied and approved by the Board prior to installation.
- 2.) The Homeowner accepts full responsibility for and all costs associated with the installation, use or removal of solar panels and any related equipment or improvements including the cost of removal and/or relocation of the panels should it be required for maintenance, re-roofing or any other issue.
- 3.) The Homeowner shall agree to indemnify and hold harmless the HOA from any actions, judgments, or liability that may occur as a result of the installation, use or removal of the solar panels.
- 4.) Additionally, the person or entity installing the solar panels shall agree to indemnify or reimburse the HOA and its members for loss or damage caused by the installation, maintenance, or use of the solar energy system.

Once the above criteria has been satisfied, a decision from the Architectural Review Board will be made within 30 days or less unless additional materials or information are required to insure compliance. Should the Architectural Review Board reject an owner's Architectural Request Form, the Homeowners shall be solely responsible for any costs incurred in relation to the solar panels, including, but not limited, deposits for solar panels or contractors.

Thank you.

Rancho Tomas CitiHomes, Inc. Board of Directors