

Braewood Calabasas Homeowners Association 2013 Solar Guidelines/Policy

Braewood Calabasas Homeowners Association Incorporated (“Association”) has adopted the following Solar Guidelines for all properties that are encumbered by Declaration of Protective Covenants, Conditions and Restrictions dated June 25, 1980 (County recording number 80-636120), Amendment to the Declaration of Protective Covenants, Conditions and Restrictions dated October 1, 2002 (County recording number 02-2310673) and Second Amendment to Declaration of Protective Covenants, Conditions and Restrictions (County recording number 05-0525240) “Governing Documents”. These guidelines include rules and regulations as outlined in California Civil Code Section 714.1 including Section 1351, the City of Calabasas building/fire department regulations and case law as it pertains to solar installations. Based on the foregoing, all solar panel installations shall comply with the following guidelines:

1. To the fullest extent possible, the solar panels are to be installed in an area of the roof and/or ground mounted in an area that is not visible from public view. No solar panels shall be installed on the front side of any home;
2. The solar panels are to be installed as close as possible to the concrete tile roof not to exceed five inches (5 inches). This maximum five inch gap between the bottom of the solar panel and concrete tile roof must be consistent and have no waves;
3. The solar panels are to be installed with no gaps, aligned in the same direction; no turned solar panels will be approved. Stand-alone solar panels will only be approved if the stand-alone panel is not visible from public view;
4. The solar panels shall not be installed around any existing plumbing (e.g. waste vents, water heater flue) that is located within the solar panel installation area. To the extent that any of the existing plumbing is relocated, it must be relocated to an area that is no closer than its existing location to the front side of the home;
5. The minimum distance from the apex of the roof to the solar panels shall be 36 inches;
6. The minimum distance from the gutter of the roof to the solar panels shall be 12 inches;
7. The solar panels shall not be installed in the hip zones (triangle areas) of the roof;
8. The solar panels are to be fixed to the roof with no tilt;
9. The solar panels shall consist of non-reflective material;

10. The solar panels shall be all black in color; no light colors or light colored trim will be approved;
11. All electrical conduits are to be concealed and or located in an area not visible from public view;
12. The String Inverter(s) are to be concealed and or located in an area that is not visible from public view;
13. All electrical disconnects shall be flush mounted or if surface mounted located in an area that is not visible from public view;
14. All components of the roof mounted solar system shall be constructed of “rust free” materials e.g. stainless steel, aluminum, etc;
15. The standoff’s and support rail system under the solar panels shall be “set back” so the support system is not visible from public view. Top mounting clamps “end brackets” shall be painted the same color as the solar panels;
16. Permits shall be obtained from the City of Calabasas and The Los Angeles County Fire Department as applicable;
17. No contractor and/or other advertising signs will be allowed at any time;
18. Two complete sets of legible drawings (to scale with detailed dimensions) and calculations shall be submitted to the Association’s property manager as follows:

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19. The Association reserves the right to modify and/or add additional conditions of approval upon review of the solar plan submittal.