



Corona Laurelwood Homeowners Association

Solar Energy Systems Policy

Per Article VIII, Section 3, all Owners must obtain Architectural Approval in writing prior to commencing construction of any improvement to the exterior of the Residential Structure. Prior to commencing construction Owners must also obtain City approvals.

Section 18. Before an Owner may install a Solar Energy System (“SES”), as defined below, including, without limitation, on the roof of a residential building, the Owner must (i) submit to the Association an architectural application, plans and specifications, and a solar site survey as described below if the proposed SES will be installed on the roof or patio, all prepared in compliance with this Section, (ii) receive prior written approval of the Association’s Board of Directors, (iii) comply with all conditions of approval, including the signing of a recordable covenant as described below, and (iv) obtain any necessary approvals from the City of Corona.

Solar Energy System-Defined. For purposes of this Section, a “Solar Energy System” (“SES”) means either of the following:

- (a) Any solar collector or other solar energy device whose primary purpose is to provide for the collection, storage, and distribution of solar energy for space heating, space cooling, electric generation, or water heating.
- (b) A structural design feature of a building with a primary purpose to provide for the collection, storage, and distribution of solar energy for electricity generation, space heating or cooling or for water heating. *See California Civil Code* section 810.5(a).

The applicant must submit a solar site survey showing the placement of the proposed SES prepared by a licensed contractor or the contractor’s registered salesperson knowledgeable in the installation of solar energy systems to determine usable solar roof area. This survey or the costs to determine useable space shall not be deemed as part of the cost of the SES as used in *Civil Code* section 714. The solar site survey shall also include a determination of an equitable allocation of the usable solar roof area among all Owners sharing the same roof.

The applicant shall notify each Owner of a dwelling in the building on which the installation will be located of the application to install a SES. The Owner must enter into a Covenant agreement, in a form acceptable to the Association, and prepared by the Association at the Owner’s expense, generally providing for, without limitation, the following:

- (a) The Owner’s obligation to maintain, repair, and replace the SES, and if the Owner fails to do so, the Association’s right, but not obligation, to perform such maintenance, repair, and replacement and charge the cost thereof to the Owner, or to remove the SES from the roof at the Owner’s cost;



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(b) The Owner's obligation to remove the SES, at the Owner's cost, upon the Association's request when reasonably necessary to facilitate the Association performing its maintenance, repair, and replacement responsibilities; and the Owner's obligation to reinstall the SES at Owner's expense pursuant to the terms and conditions of this Section.

(c) The Owner's responsibility for damages or other liability arising from installation, maintenance, use, repair, or replacement of the SES;

(d) The Owner's obligation to indemnify, defend, and hold harmless the Association, its directors, officers, members, and agents, etc., in connection with any claims or damages arising from installation, use, maintenance, repair, or replacement of the SES;

(e) That the Owner shall maintain insurance, with minimum coverage limits required by the Association, providing coverage for liability arising from the SES, and naming the Association, its directors, officers, and managing agents as additional insureds thereunder.

(f) The Covenant shall be recorded in the Riverside County Recorder's Office against the Owner's Lot and bind subsequent Owners of the Lot.

The Association may require the installer of the SES to enter into an agreement with the Association (in a form acceptable to the Association) agreeing to indemnify and reimburse the Association or its members for loss or damage arising from the installation, maintenance, or use of the SES, and also agreeing to name the Association and its managing agent as additional insureds under the installer's insurance policies, with minimum coverage limits acceptable to the Association, in connection with the installer's installation of the SES.

The area where the SES is proposed to be installed will be inspected before and after the installation, at the Owner's expense, for the purpose of determining whether any Association maintained property has been damaged in the course of installation of the SES. Also, the Association may require, at the Owner's expense, periodic inspections of the roof (e.g., once every 3 years or otherwise as recommended by a roofing consultant) and any SES penetrations to ensure the roofing system continues to perform as intended and to avoid any detrimental impact from the SES.

The SES must comply with the material standards and specifications set forth below:

(a) Solar panels installed on a roof shall, to the extent feasible, be integrated into the roof design, flush with the existing roof slope, and frames must be colored to match or complement the roof.

(b) Natural aluminum frames are not permitted.



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(c) All efforts should be made to locate the solar panels so that they are screened from view from the street and neighboring properties.

(d) Supports for solar equipment shall be enclosed and screened from view.

(e) All mechanical equipment exposed to the exterior shall be located in a manner which minimizes visual impact and shall be painted to match the color of the adjacent surface.

(f) • The conduit for wiring should never be visible from the exterior of the building. Conduit should never be attached to the stucco but may be attached to the wood trim/facia for not more than 24" at which point they must enter the building. The conduit must be painted to match the stucco to which it is attached. Conduit and the service panels shall be painted to match the adjacent surface. All equipment must be installed within the Owner's garage or out of street view unless otherwise required by Riverside County Building Code.

(g) No conduit shall be attached over shingles of the roof system. All conduit shall be enclosed in the attic space.

The plans and specifications for the SES must include, at a minimum, the following:

(a) Details on all components of the SES system, proposed locations of all components, and description of how the components will be installed and particularly in relation to existing roof components.

(b) Drawings/plans/renderings/elevations "illustrating" the SES components (including, without limitation, materials, shape, dimensions, color, etc.) and locations where the components will be installed.

(c) Any other information the Association may require.

Also, the Owner may be required to submit architectural review fees if the Association is required to incur additional costs to consult with an expert in solar energy systems or roofing to assist in reviewing the architectural application or the solar site survey. Any such additional fees shall be a cost pass-through to the Owner of actual costs incurred.

Each Owner or applicant seeking to install an SES must provide, concurrently with submission of the architectural application, proof of compliance with the following standards:

(a) The SES shall meet applicable health and safety standards and requirements imposed by state and local permitting authorities.



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(b) An SES for heating water shall be certified by the Solar Rating Certification Corporation (SRCC) or other nationally recognized certification agencies. SRCC is a non-profit third party supported by the United States Department of Energy. The Certification shall be for the entire Solar Energy System and installation.

(c) An SES for producing electricity shall also meet all applicable safety and performance standards established by the National Electrical Code, the Institute of Electrical and Electronics Engineers, and accredited testing laboratories such as Underwriters Laboratories and, where applicable, rules of the Public Utilities Commission regarding safety and reliability. *See California Civil Code section 714(c).*

The Association may require relocation, reconfiguration or substitution of an alternative SES in accordance with applicable law. Any Owner who installs or seeks to install an SES without the prior written permission and approval of the Association shall be responsible for all costs incurred to remove, relocate, or modify the SES, and restore the affected areas, including attorneys' fees and court costs, in addition to all other remedies available to the Association at law or in equity.

Adopted: November 17, 2022