

Solar Panel Guidelines for Breezeway

Solar Panels: The application of solar panels/collectors should be carefully considered in the planning and construction of all residences in the community. Solar collectors must be aesthetically integrated into the design forms when exposed to view. Visible solar collector panels should be carefully designed to relate to the architectural structure in which they are placed. When the solar collectors are placed on the roof they shall be racked at the same pitch and detailed to be that in insensitively designed or located. Equipment pertaining to the solar panel system must be screened from adjacent views as found acceptable by the ARC. The request of any solar collection system could be denied on a discretionary basis as deemed necessary by the ARC, supportive reasoning would be provided.

The minimum standards for any consideration of solar panel systems shall be:

- City and County Permits will be provided as part of the ARC application process
- The solar collectors will be classified as Tier I Material
- The frames of the solar collections will be black in color
- Installation will be flush mounted to the roof
- The installation of the collectors will match the pitch of the existing roof structure
- Collectors may only be mounted to the roof surface of a structure
- Free standing collectors/panels are not allowed
- Solar collectors may be installed only on the rear roof of a home and may not be visible from any street. This does not include alley ways.
- Proposed solar panels that are lower in elevation to adjacent properties that would have direct sight lines from an interior window higher than the proposed solar collector will be discouraged and thus subject to closer scrutiny and likely not approved.
- It is preferred that any apparatus, such as, but not limited to battery storage units be installed internally to the home, however, if external installation is required, it is preferred to be in the rear of the home, otherwise, it shall be screened out of plain view.
- The installing contractor will have at least the following credentials
 - Licensed and Insured
 - Hold a current Tennessee Electrical License
 - Minimum of three fully certified North American Board Certified Energy Practitioners (NABCEP) professionals on staff
 - At least five years of solar photovoltaic (PV) experience
 - Member of Tennessee Solar Energy Industries Association

If request is approved, the Homeowner accepts and understands the sole responsibility for any solar glare that impacts any adjacent home, discoloration, maintenance or structural damage to the home. This statement shall further state that the homeowner will not hold the Breezeway HOA responsible for any legal proceeding associated with their request. The homeowner also acknowledges and accepts acknowledgment through the originating request that the HOA granting the application is not granting nor should this approval be construed as the granting of either a solar easement or solar access pursuant to T.C.A. 66-9-201, et. seq. The HOA will be held harmless financially and legally from any negative legal actions related to the request.