

ROCK CREEK MASTER HOMEOWNERS ASSOCIATION

SOLAR ENERGY SYSTEMS POLICY

PURPOSE: To adopt a standardized policy governing the installation of solar energy systems within the Rock Creek Homeowners Association (“Association”).

These guidelines are intended to:

- Establish consistent architectural review standards
- Provide clear application requirements for homeowners
- Ensure fair and uniform application of ACC review procedures
- Preserve community aesthetics and property values
- Balance homeowner rights with reasonable design standards

RECITALS: WHEREAS, the Rock Creek Homeowners Association (“Association”) is governed by its Declaration of Covenants, Conditions and Restrictions (“CC&Rs”), Bylaws, and applicable policies and procedures;

WHEREAS, the Board of Directors (“Board”) is authorized under the Association’s governing documents and the Colorado Common Interest Ownership Act (“CCIOA”), including C.R.S. § 38-33.3-106.5 and C.R.S. § 38-33.3-106.7, to adopt reasonable rules and architectural guidelines governing the design, placement, and installation of improvements within the community;

WHEREAS, the Board recognizes homeowners’ rights to install solar energy systems, subject to reasonable architectural, aesthetic, and safety standards;

WHEREAS, the Board desires to adopt updated, consistent, and enforceable guidelines governing the installation and review of solar energy systems within the community;

WHEREAS, the Board finds that adoption of standardized guidelines will promote consistency in architectural review, protect community aesthetics, and ensure compliance with applicable law;

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RESOLUTION: NOW, THEREFORE, BE IT RESOLVED that:

1. The Board hereby adopts the **Solar Energy Systems Policy**, attached hereto as **Exhibit A**, as official policy governing the installation of solar energy systems within the Association.
2. The Solar Energy Systems Policy shall supersede any prior architectural guidelines, policies, or standards relating to solar energy systems to the extent of any conflict or inconsistency.
3. The Architectural Control Committee (“ACC”) is authorized and directed to administer, interpret, and apply the Solar Energy Systems Policy in the review of all solar-related applications.
4. All homeowners shall comply with the requirements set forth in the Solar Energy Systems Policy, including obtaining prior written approval from the ACC prior to installation.
5. The Board reserves the right to amend or repeal this Resolution and/or the Solar Energy Systems Policy in accordance with the Association’s governing documents and applicable law.

CERTIFICATION: The undersigned, being President of the Rock Creek Master Homeowners Association, Inc., certifies that the foregoing Policy was adopted by the Board of the Directors of the Association at a duly called and held meeting of the Board on April 29, 2026, and in witness thereof the undersigned has subscribed his/her name.

ROCK CREEK MASTER HOMEOWNERS ASSOCIATION, INC

By: Signed by:
Rachel Stanton
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EXHIBIT A

SOLAR ENERGY SYSTEMS – CCIOA COMPLIANCE GUIDELINES

PURPOSE AND AUTHORITY

These guidelines are intended to balance homeowners' rights to install solar energy systems with the Association's responsibility to preserve architectural harmony, property values, and community aesthetics.

THIRD-PARTY AND UTILITY REQUIREMENTS

1. Homeowners are responsible for coordinating all requirements associated with utility providers, rebate programs, leasing arrangements, contractors, and other third-party entities.
2. Association approval is independent of any utility, governmental, or third-party approvals. The Association is not responsible for the requirements, decisions, timelines, or actions of such entities.

PRIOR APPROVAL REQUIREMENT

1. All solar energy system installations require prior written approval from the Architectural Control Committee ("ACC") before installation begins.
2. Installation without prior written approval is a violation of the Association's governing documents and may result in enforcement action, including required correction or removal of unapproved installations at the homeowner's expense.
3. If an application for installation of a solar energy system is not denied or returned for modifications within sixty days, it is deemed approved.

APPLICATION REQUIREMENTS

1. All applications must be submitted on the Association's standard Architectural Control Committee Improvement Request form.
2. A complete application must include the following:
 - a. Site plan showing proposed panel and equipment locations
 - b. Manufacturer specification sheets for all proposed equipment
 - c. Roof plan or installation diagram indicating placement
 - d. Contractor or installer information
3. The ACC may request additional information that is reasonably necessary to evaluate the application.

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GENERAL INSTALLATION STANDARDS

1. Solar energy systems shall be designed and installed in a manner that balances system performance with architectural compatibility and minimizes visual impact.
2. Solar installations are encouraged to be integrated with the roof planes that are least visible from public view; however, final placement shall be determined through ACC review based on site-specific conditions, system performance requirements, and architectural considerations.
3. The ACC shall not impose any aesthetic restrictions on the dimensions, placement, or external appearance of a solar energy system that (a) increases the cost of the system by more than ten percent or (b) decreases the performance or efficiency of the system by more than ten percent.
4. The ACC may impose restrictions on the placement of solar energy systems based on bona fide safety requirements required by an applicable building code or recognized electrical safety standard for the protection of persons and property

PLACEMENT AND DESIGN GUIDELINES

1. General Placement Standards
 - a. Solar energy systems should be installed in locations that reasonably minimize visual impact while maintaining system efficiency and structural feasibility.
 - b. Primary roof planes that are least visible from the street are generally preferred. Alternative roof planes or other locations may be approved where reasonably necessary based on design constraints or performance considerations.
2. Installation Profile and Mounting
 - a. Solar energy systems shall be installed using low-profile mounting methods that minimize the vertical distance between the roof surface and installed equipment, consistent with manufacturer specifications and applicable building code requirements.
 - b. Solar panels should generally be installed parallel to roof surfaces to maintain a low-profile appearance. Alternative mounting configurations may be considered where necessary for system performance, structural feasibility, or site-specific conditions.
3. Architectural Integration
 - a. Solar energy systems should be located and designed to reasonably avoid highly prominent architectural features where practicable, while balancing system performance and site conditions.

ALTERNATIVE INSTALLATION LOCATIONS

1. Where rooftop installation is not feasible or reasonably practicable, the ACC may consider alternative locations, including secondary roof planes, ground-mounted systems, or other approved structural surfaces.

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2. Approval of alternative locations will be based on:
 - a) Architectural compatibility with the dwelling
 - b) Visibility from streets and neighboring properties
 - c) System performance and efficiency
 - d) Structural feasibility
 - e) Impact on surrounding properties
 - f) Site-specific conditions and constraints
 - g) Installation costs
 - h) Bonafide safety requirements.

AESTHETIC AND DESIGN STANDARDS

1. Solar energy systems shall be designed to reasonably integrate with the architecture of the home.
2. The ACC may require design adjustments to reduce visual impact, including:
 - a. Use of low-profile installation methods
 - b. Coordination of equipment colors with roofing or exterior materials where feasible
 - c. Reasonable concealment or color-matching of conduit, wiring, and related equipment
3. Any aesthetic design adjustments may not increase the cost of the system by more than ten percent or decrease the performance or efficiency of the system by more than ten percent.
4. All installations are subject to ACC determination of visual compatibility.

CODE AND REGULATORY COMPLIANCE

1. All solar energy systems must comply with applicable building codes, utility requirements, and governmental regulations.
2. Association approval does not constitute approval by any governmental or regulatory authority. Likewise, approval by any governmental or regulatory authority does not constitute approval by the Association.

ACC REVIEW AUTHORITY

1. The ACC shall review all applications in accordance with the Association's governing documents and these guidelines.
2. In evaluating applications, the ACC may consider:
 - a. Architectural compatibility
 - b. Visibility from public areas
 - c. System performance and efficiency
 - d. Structural feasibility
 - e. Reasonable cost implications of alternative installation methods
 - f. Impact on neighboring properties
 - g. Site-specific conditions
 - h. Bonafide safety requirements.

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3. The ACC may approve, approve with conditions, or deny applications based on these factors.

MAINTENANCE AND REPAIR

Each homeowner shall be responsible for the maintenance of any solar energy system installed on their Lot. Maintenance and repair shall include, but not be limited to:

1. Reattachment or removal of any portion of the solar energy system, within seventy-two (72) hours of dislodgment, for any reason, from its original point of installation.
2. Repair or replacement to prevent the solar energy system from becoming a safety hazard.

COMPLIANCE AND ENFORCEMENT

Failure to obtain prior written approval or failure to comply with approved plans may result in enforcement action as provided in the Association's governing documents, including corrective action or removal of unapproved installations at the homeowner's expense.

APPLICATION ACKNOWLEDGMENT

Submission of an ACC application constitutes acknowledgment by the homeowner that they have reviewed and agree to comply with these Solar Energy Guidelines and the Association's review process.