

FOREST PARK I HOMEOWNERS ASSOCIATION, INC.

BOARD RESOLUTION ADOPTING ENERGY DEVICE RULES AND REGULATIONS

What These Rules and Regulations Cover: These rules and regulations cover solar panels for water heating or photovoltaic (PV) generation, including but not limited to solar photovoltaic shingles, solar tubes and skylights.

Solar panels and/or cells, solar tubes and skylights are permitted in accordance with county, state and federal laws and regulations. All solar panels and/or cells, tubes and skylights require Forest Park I Board of Director approval after the Architectural Control Committee has reviewed the application and provided its preliminary opinion to the Board of Directors. Final Forest Park I Board of Director approval is required before installation can proceed.

Basic Information:

1. Applicants must comply with these Rules and Regulations as well as any other Forest Park I rules and regulations or guidelines that apply to their project.
2. Solar panels attached to room additions, screen rooms, and pergolas shall also conform to the rules and regulations or guidelines for those structures.
3. Solar panels shall be used only for water heating or photovoltaic power generation. Only systems designed for residential use are permitted.
4. Solar panels must be installed in a professional manner by a licensed contractor and be properly maintained.
5. Although a permit is not required at the time of the application, this improvement is subject to Hillsborough County Building Codes and will require a Hillsborough County Building Permit.

Rules for Modifications:

6. Solar panels shall only be installed on roofs of homes or on top of approved room additions, screen rooms or pergolas. Standalone panels are not permitted.
7. No solar panel, tube or skylight or system components of the solar system should be installed on the front of the house. Panels may be installed on the roof surfaces that maximize performance, however, front facing installations should be avoided as long as other sections of the roof have an orientation to the south or within 45 degrees east or west of due south.
8. System components including piping or tubing, conduit, connecting cables, leads, junction boxes, combiner boxes, utility panels, mounting feet and mountain rails shall be subject to the following restrictions.
 - a. System components that are on the roof shall be under the panels or shall be painted to match the roof.
 - b. System components on the fascia or side of the home shall be painted to match the surface(s) of the house over where they are routed.

9. A system with battery backup capability must have the battery bank installed so it cannot be seen from surrounding properties. Battery banks may be located inside the house, garage, or approved enclosed structure. Battery banks installed outside shall meet requirements a, b, or c.
 - a. Installed within a fenced yard. The height of the battery bank shall not exceed the height of the fence.
 - b. Installed within a fenced area. If this option is used:
 - i. The general shape will be an 'L' shape.
 - ii. A home with a lake or pond view may not utilize a fence or wall for concealment purposes such that a violation of DCCR Article VI Section 7 may be created.
 - iii. Fencing should be at least the height of the battery bank. The ACC Fence Guidelines apply regarding materials and setbacks from the front of the home.
 - c. Installed behind plant materials.
 - i. The general shape of the planting will be an 'L' shape.
 - ii. A home with a lake or pond view may not utilize a hedge for concealment purposes such that a violation of DCCR Article VI Section 7 may be created.
 - iii. Initial plant height should be at least half as tall as the battery bank using plants expected to grow to at least the height of the battery bank.

Items to be Submitted to the Architectural Control Committee:

10. The Application shall include:
 - a. Completed application form including quantity and dimensions of panels, tubes or skylights;
 - b. Specification of installation as either solar water heating or photovoltaic (PV) generation including contractor name and license number;
 - c. Diagram or sketch showing proposed location of panels, tubes or skylight;
 - d. Locations of all system components;
 - e. Proposed colors of the solar panel frame and color of all system components;
 - f. Elevation drawings showing each surface that will have any portion of the installation as well as frontal elevation drawings depicting street view of the installation;
 - g. If the battery bank is located outside, method of concealing the battery bank including a plat or survey showing location of battery bank and
 - h. Engineer or Architect certified plans and specifications verifying the proposed system and components are sufficiently and safely designed and will neither adversely affect the residential structure nor will the proposed system pose a fire or explosion hazard.