

Rancho Dominguez

Patio Homes Community Association

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SOLAR PANEL POLICY OF RDPHCA

Rancho Dominguez Patio Homes Community Association (“RDPHCA”) recognizes the importance of green energy production and the contribution of home-based solar power generation towards that end. California Civil Code §714—more commonly known as the California Solar Rights Act (“Act”)—lays out the rights, responsibilities and restrictions for homeowners and associations when there is a request to install solar panels on a home.

All requested installations of solar panels on any property within RDPHCA shall comply with all requirements of the Act and RDPHCA’s CC&Rs and Guidelines in effect at the time of installation.

Applications to the Architectural Committee (“ARC”) for solar panel approval shall require the following date-stamped items:

- Legible engineering plans must be submitted a *minimum* of 45 days in advance of installation.
- Emailed plans alone are not accepted at this time; however, applicants are highly encouraged to electronically submit all plans/documents in addition to providing physical documentation.
- Such plans will fully depict the quantity and placement of all solar panels and associated wiring.
- The orientation of the house shall be clearly noted.
- Such plans shall include a full lot diagram showing the location of all panels with respect to neighboring homes and streets.
- All solar panels shall be located on existing structures and shall be on those structure surfaces that do not directly face any public street. Any exceptions must be ARC-approved.
- Every consideration shall be made to limit the visual impact to all adjacent neighbors by means of panel design selection, placement of panels and total quantity of panels proposed for installation.
- Written concurrence from all RDPHCA members who are visually impacted by the installation of the solar system.
- Expected energy output and cost savings (the latter expressed as a percentage).

The ARC may request reasonable alternative plans if the original proposed plan does not meet the above criteria. Alternative plans must also be date-stamped and contain:

- All of the above requirements, except showing alternate panel placements.
- The expected energy output and cost differentials due to the changes.
- The ARC may also request a 2nd or 3rd opinion from one or more qualified solar companies if necessary.
- NOTE: This process may necessitate an extension of the approval time.

Once approved by the ARC, owners must submit *prior to installation*:

- A copy of the valid approved and unexpired Building Permit issued by the City of Yorba Linda.
- Any plan changes must also be date-stamped and submitted in writing for approval and shall include all of the above requirements.
- NOTE: Changes may necessitate an extension of the approval time.

Guidelines for the actual installation of solar systems include the following:

- All electrical wiring and connections shall be painted as per code and shall conform to the existing background colors of the premises; exceptions will need to be pre-approved by the ARC.

Thank you for your interest in green energy production!