

## **OAK HILL RESERVE HOMEOWNERS, INC.**

### **AMENDMENT TO DESIGN GUIDELINES**

**WHEREAS**, Va. Code § 55-513A (*Virginia Property Owners' Association Act - Adoption and enforcement of rules*) grants to the Board of Directors of the Association "the power to establish, adopt and enforce rules and regulations with respect to...such other areas of responsibility assigned to the association by the declaration..."; and,

**WHEREAS**, Article 8, Section 8.3 of the Declaration ("Declaration") for Oak Hill Reserve Homeowners Association, Inc. states in pertinent part that the Board of Directors "...shall have the power to adopt, amend and repeal Rules and Regulations restricting and regulating the use and enjoyment of the Property or of any portion thereof..." and,

**WHEREAS**, the pursuant to the aforementioned rule making authority certain Design Guidelines were approved and adopted by the Board of Directors in 2007, and the Board of Directors now deems it to be in the best interests of the Association to amend the Design Guidelines in certain particulars;

**NOW, THEREFORE, BE IT HEREBY RESOLVED THAT** the Board of Directors approves and adopts the following amendments to the Design Guidelines.

#### **SOLAR COLLECTORS**

Solar collectors should be roof-mounted and installed so that the panels are flush mounted on the back side of the house or a back-garage roof if sufficient space is available, or if possible, the patio or back sunroom roof should be used. Free standing collectors are not permitted. Solar collectors should be an integrated part of the roof design and mounted directly to the roof deck or if mounted on or over the existing roof tile, should be flush with the slope of the roof. Solar collectors may not extend beyond the side plane and must not break the roof ridgeline. With the exception of solar shingles, any street-visible slope of the roof may not be used for solar panels. All roof mounted equipment (excluding the face of the solar collectors) must match the color of the roof or may be black or gray.

Consideration must be given to the architectural style of the house, lot size, and the impact on views from neighboring properties. The Association notes that for any houses located on corner lots where the back of the house or roof is visible from a side street, that while installation of such devices on the back side of the roof may still be visible from the street abutting the side of Owner's lot, installation on the back-roof side of the house may be considered by the Covenants Committee. If an alternative placement location is necessary for the device to reasonably work as intended, the Covenants Committee must consider the ability of the device to properly work regarding its location. If the location which would be required under these Rules would result in the device losing efficiency or energy generating capability, then the Committee may approve the owner's preferred location if that location is truly necessary under the factors set out in this subsection. Visibility of devices and their components must be minimized from public view and may be required to be screened from neighboring property in a manner approved by the Covenants Committee.

Applications must include at a minimum:

1. A detailed site plan showing placement, number of collectors, and dimensions of the solar collectors in relations to the applicant's house, roof lines, and adjacent dwellings.
2. A description of materials to be used.
3. Detailed drawings and plans of the solar collector device and appurtenances, including colors.
4. Estimated start and completion dated.

In all other respects, the Design Guidelines remain unchanged and in full force and effect, except with respect to amendments which may from time to time be approved, executed and enacted by the Board of Directors acting in accordance with the Association's governing documents.