

**MEADOWCREST HOMEOWNERS ASSOCIATION
ENERGY POLICY STATEMENT**

22rafted
April 22, 2021

Adopted by the Meadowcrest Board of Managers

APRIL 22, 2021

Meadowcrest Homeowners Association Energy Policy Statement

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Meadowcrest Homeowners Association Energy Policy Statement

1.0 Introduction

This document provides the Meadowcrest Homeowners Association, an Illinois Not For Profit Corporation (further identified as “MHA”) Policy Statement regarding installation of exterior installed Energy Systems in the Meadowcrest Subdivisions (further identified as “Meadowcrest”) located in Homer Glen, Illinois.

The intent of this document is to provide location, design and architectural requirements for the exterior installation of energy systems. The primary purpose of these requirements is to ensure protection of the aesthetic quality and value of Meadowcrest properties, while allowing the required State of Illinois homeowner access to install such systems. Installation of energy systems, by design, will alter the external appearance of properties within Meadowcrest. The rules established herein are intended to minimize, to the extent possible, the potential negative impact of such changes to property values.

Illinois Public Act 096-1436 provides that the Meadowcrest Homeowners Association “may determine the specific location where a solar energy system may be installed on the roof within an orientation to the south and within 45 degrees east or west of due south provided that the determination does not impair the effective operation of the solar energy system.” The requirements contained in this document are designed to comply with these requirements.

2.0 References

- a. Illinois Homeowners’ Energy Policy Statement Act (765 ILCS 165/1 et Seq.), source Public Act 096-1436, Homeowners’ Solar Rights Act
- b. Village of Homer Glen Ordinances
- c. Restated Declaration of Maintenance of Ownership Easements, Restrictions, Covenants and By-Laws of Meadowcrest Subdivisions Adopted March 8, 2015

3.0 General Requirements

The following general requirements apply to all types of exterior installed, residential (alternative) energy systems, further identified as “energy systems”, within the scope of this document.

- a. Installation of all types of energy systems are considered a modification that require a formal request, review by the Meadowcrest Board of Managers (“Board”) and formal approval.
- b. The requirements presented in the Village of Homer Glen Zoning Ordinances shall be adhered to. Where differences between the Zoning Ordinances and this document occur, the more stringent requirement shall apply.
- c. All requirements of the Federal Aviation Administration (FAA) shall be adhered to.
- d. Energy Systems shall not be illuminated, except as required by law or government agency, such as the FAA.
- e. Signs associated with the Manufacturer shall not be visible to surrounding properties or from the front of the residence.
- f. If installed energy systems become abandoned, the energy system equipment shall be removed at the Homeowners expense within ninety (90) days. All systems that are inactive or inoperable for six (6) consecutive months are considered abandoned.
- g. If damage occurs to an energy system component that adversely affects its aesthetic appearance (i.e. hail storm damage to roof mounted solar panels, failure of the supporting system), repair and reinstatement of the aesthetic appearance shall be completed within ninety (90) days.
- h. All energy systems shall be designed in accordance with the applicable codes and standards imposed by State and Local permitting authorities.
- i. Continuous inspections as specified in the Village of Homer Glen Zoning Ordinances shall be performed.
- j. The Board shall determine the required documentation to be submitted for approval.
- k. Any alternative energy system shall only be installed by a professional contractor, licensed or accredited by the North American Board of Certified Energy Practitioners (NABCEP), Interest Renewable Energy Council (IREC) or other similar nationally recognized accrediting/licensing authority.

4.0 Solar Energy Systems

Solar energy systems can be of the photovoltaic (PV) solar electric type or of the hot water heating type. PV systems can be stand alone or grid connected. Meadowcrest categorizes these into the following installation types:

- a. Building Mounted Systems: Defined as attaching to the exterior of the home over the existing exterior materials.
- b. Building Integrated Systems: Defined as replacing exterior home materials such as shingles, siding or windows.
- c. Shade Structure Mounted Systems: Defined as attaching to the exterior of shade structures. Shade Structures are structures that primarily provide shade to outdoor living spaces such as patios and may be free standing or attached to the home.
- d. Freestanding Yard Mounted Solar Energy Systems: Defined as being installed separately from any existing structure. MHA only allows freestanding yard mounted systems when solar access cannot be achieved with one or more of the other mounting systems.

4.1 Building Mounted Systems

- a. Building mounted solar energy collector panels may only be installed on home roofs.
- b. Solar energy collector panels may not be installed on front facing roof surfaces unless the front facing roof surface faces in the direction of south or +/- 45 degrees east or west of south.
- c. Roof mounted solar energy collector panels may not be installed on front face of garage roofs.
- d. Roof mounted solar energy collector panels shall be flush mounted parallel to roof surface with a maximum height above the roof surface of no greater than six (6) inches. Tilting or solar tracking solar panel mounting is not permitted.
- e. On each roof surface, panels shall be mounted in close proximity to each other so as to provide a smooth aesthetically pleasing appearance. Final design appearance shall be approved by the Board.
- f. All mounting hardware shall closely match the color of the roof or be black in color.
- g. Consideration should be given to the condition of the roof, and its remaining life prior to installing solar energy collector panels on roof.
- h. Solar energy collector panels cannot be larger than the surface of the roof.

- i. Power cables and other electrical hardware shall be concealed to the extent possible. All plumbing lines shall be concealed to the extent possible.
- j. Installation over access paths to and from the home shall be designed so as to prevent snow and ice danger to people.
- k. Panels shall not be installed in a manner that creates a blinding reflection to surrounding homes or vehicles in surrounding streets.
- l. Specific design and location will be determined by the Board. Board of Directors approval is required for all installations.
- m. Continuous inspections as specified in the Village of Homer Glen Ordinances shall be performed.

4.2 Building Integrated Systems

- a. Building integrated PV modules may be installed in place of standard building materials they are designed to replace.
- b. PV roof modules/tiles may not be installed on front facing garage roofs.
- c. The aesthetic appearance of modules/tiles shall conform to the standards of aesthetic quality in Meadowcrest. Approval of this type of installation will be on a case by case basis depending on the aesthetic appearance and conformance to surrounding properties.
- d. Any mounting hardware if required shall closely match the color of the roof or be black in color.
- e. Installation over access paths to and from the home shall be designed so as to prevent snow and ice danger to people.
- f. Panels shall not be installed in a manner that creates a blinding reflection to surrounding homes or vehicles in surrounding streets.

4.3 Shade Structure Mounted Systems

- a. Solar energy collection panels may be mounted on structures installed over patios and decks for the purpose of providing shade.
- b. The solar energy collection panels shall be flush mounted parallel to roof surface with a maximum height above the roof surface of no greater than six (6) inches. Tilting or solar tracking solar panel mounting is not permitted.

- c. Panels shall be mounted in close proximity to each other so as to provide a smooth aesthetically pleasing appearance. Final design appearance shall be approved by the Board.
- d. All mounting hardware shall closely match the color of the structure or be black in color.
- e. Solar energy collection panels cannot be larger than the surface of the structure of the roof.
- f. Panels shall not be installed in a manner that creates a blinding reflection to surrounding homes or vehicles in surrounding streets.
- g. Approval to install solar panels on shade structures will be evaluated on a case by case basis based on aesthetic look and impact to surrounding properties.
- h. Power cables and other electrical hardware shall be hidden from sight of adjacent properties. If structure is not adjacent to residence, power cables shall be below ground from structure to residence.

4.4 Yard Mounted Freestanding Systems

- a. Freestanding systems can only be located in the rear yard. Location in side yards and front yards is prohibited. For corner lots and lots that back up to public sidewalks, the systems cannot be installed within 25 feet of the public sidewalks.
- b. All parts of the freestanding system shall be set back at least 10 feet from the interior side and rear property lines. They shall not be located on public utility easements.
- c. Solar panels shall not be installed in a manner that creates a blinding reflection to surrounding properties or streets.
- d. The placement and size requirements, if any, of the Village of Homer Glen Zoning Ordinances shall be met unless more restrictive requirements are included herein.
- e. Landscaping around and under the freestanding system must be maintained in line with the reset of the yard and with community standards.

5.0 Other Energy Systems

- a. The requirements for installation of Wind Energy Systems and Composting Systems may be developed at a later time following receipt of a request for installation. However, until such time such requirements are created the MHA does hereby prohibit the installation, placement or construction of Wind Energy

Systems and Composting Systems anywhere on the property.

b. Rain Water Collection Systems: The installation of Rain Barrels is allowed in Meadowcrest. The following requirements apply to the installation of Rain Barrels:

- Rain Barrels are not allowed in the front yard. If located in side yard, they must be screened from view from the street. For corner lots, Rain Barrels in side yards must be screened from view from the street.
- It is recommended that rain water diverters be used so as to minimize alteration of existing downspouts. Alteration of the downspouts shall be aesthetically pleasing.
- Rain Barrels shall have mosquito screening, and chemical treatment as required, to prevent mosquito breeding.
- Color shall be natural or to match siding so as to blend in with the environment.
- Location, mounting, height and shape shall not present an eyesore, shall be aesthetically pleasing and shall blend in with surrounding environment.
- If made of a material that can rust, they must be kept in a condition that is aesthetically pleasing.
- If pumps are added, they shall be screened so as to not be visible by surrounding neighbors.

6.0 Certification

STATE OF ILLINOIS

COUNTY OF WILL

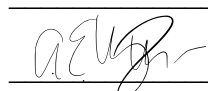
MEADOWCREST HOMEOWNERS ASSOCIATION, an Illinois Not For Profit Corporation

The undersigned is the President of the Meadowcrest Homeowners Association Board of Managers, and by his/her signature below does hereby certify that this document was approved by two-thirds of the Members of the Board of Managers.

Executed this 22 day of APRIL, 2021.

By: 

Board of Managers:


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