

Seven Oaks Subdivision Architectural Control Committee Power Generation Systems Requirements & Guidelines-Approval Form

The following is a nonexclusive list of requirements adopted by Seven Oaks Subdivision H.O.A.'s Architectural Control Committee regarding power generation systems. Guidelines are also included to assist our homeowners with items to consider before installing these systems.

Engine Powered Generators/Systems

The use of engine driven generators for temporary power outages is allowed as long as they are not obtrusive and obnoxious to neighboring homeowners. They must be approved by the Architectural Control Committee (ACC) before any permanent installation takes place. Engine driven generators for nonemergency, continuous power generation are strictly forbidden. Generators shall be installed in a fashion that is not outwardly apparent, keeping with the standards of the neighborhood. Depending on the physical size and appearance from a street or the lake, they may be required to be painted an approved earth-tone color and or surrounded by an approved structure, i.e. a fence, trellis, etc. Proper care must be taken with the storage of fuel i.e. gasoline, diesel, propane, etc., which may endanger the homeowner and surrounding neighbors if an explosion takes place. Secondary, separate fuel storage tanks above or below ground are not allowed. All engine powered generation systems must comply with residential noise guidelines as well as guidelines for the safe storage of fuels and shall be installed, maintained and operated in accordance to the manufacturer and gain proper approval(s) for start-up and operation from local, state and federal agencies and the respective power company.

The homeowner must present the planned installation in detail (plot & plans to scale, pictures and specifications) to the ACC prior to installation. Please prepare to allow a maximum of thirty (30) days for the approval/disapproval process by the ACC to take place.

Solar Panels/Systems

A single, **small** solar panel 16 inches X 16 inches and smaller for powering roof-vents is allowed but is subject to an Architectural Control Committee (ACC) mounting location approval prior to the installation of the panel. The homeowner must present the planned installation in detail (plans to scale, pictures and specifications) to the ACC before the installation takes place.

Solar Panels/Systems (continued)

For the installation of a panel or combinations of panels **larger** than 16 inches X 16 inches the homeowner is required to seek ACC approval before installation, must plan for the preservation of the standards of the neighborhood, adhere to its restrictions and the ACC's requirements and be cognizant to, aware of and sensitive to neighboring homes whether the panel(s) is to be mounted on a roof, a structure such as a trellis/arbor or on the ground. Inherent reflectivity issues must be addressed in writing with proof that no other homeowner will be affected by an installation. Because of the newness, complexity, reflectivity and "notice-ability" of these installations, the homeowner must present the planned installation in detail (plot & plans to scale, pictures and specifications) to the ACC prior to installation for fact finding and negotiations, allowing a maximum of thirty (30) days for the approval/disapproval process by the ACC.

All solar panel generation systems shall be installed, maintained and operated in accordance to the manufacturer and gain proper approval for start-up and operation from local, state, federal agencies and from the respective power company.

Wind Mills/Systems

The use of **small** power generation equipment utilizing the wind is allowed but is subject to review of size, aesthetics and location by the ACC prior to the installation. Since noise can be created by these systems and can definitely be a factor to consider with neighbors, the ACC will also need some type of documentation addressing this also. The homeowner must present the planned installation in detail (plot & plans to scale, pictures and specifications) to the ACC prior to installation.

For the installation of **large** equipment the homeowner is required to and shall plan for the preservation of the standards of the neighborhood, adhere to its restrictions, the ACC's requirements and be cognizant to, aware of and sensitive to neighboring homes whether the equipment is to be mounted on a roof, a structure and or on the ground. Since noise can be created by these systems and can definitely be a factor to consider with neighbors, the ACC will also need some type of documentation addressing this also. Because of the newness, complexity and "notice-ability" of these installations, the homeowner must present the planned installation in detail (plot & plans to scale, pictures and specifications) to the ACC before the installation for fact finding and negotiations and finally must be prepared to allow a maximum of thirty (30) days for the approval/disapproval process by the ACC to take place.

All wind generation systems shall be installed, maintained and operated in accordance to the manufacturer and gain proper approval for start-up and operation from local, state and federal agencies and from the respective power company.

Disclaimer: These above installations must adhere to all local, state and federal building codes and requirements and be approved by any and all regulatory agencies and utility companies. By approving such systems based on the information provided to it by a homeowner, (whether complete or incomplete, correct or incorrect), the Seven Oaks ACC and Homeowners Association, its board and directors are not responsible for nor can be held responsible in any way for any regulatory and operating license approval; operating/net-metering contracts with utility companies; installation, operation, isolation, warranty or safety of the systems and/or the storage and use of fuels that power these systems and can in no way be held responsible for any tax advantages, incentives and/or rebates that could be lost during negotiations with the homeowner. The homeowner takes all risks and full responsibility for all aspects of these systems. Additionally, the homeowner agrees to hold harmless and indemnify the Seven Oaks ACC, its board and directors from any and all liability whatsoever relative to the approval of any type of Power Generation System. This includes all types of damages, attorney fees and cost.

Homeowner's Name (Print) _____

Lot Number _____ Filing _____

E-Mail Address _____ Phone Number _____

Home Address _____

I hereby agree I have read the above requirements and guidelines and agree to abide by them in order to be considered and gain ACC approval to install any of these types of systems.

Signature _____

Approval/Date:

Disapproval/Date:

Reason for Disapproval: _____

