

## Solar Panel Specifications

Pittsfield Village Condominiums

Adopted 9.29.2021, Revised

6.25.25

All solar panel installations must be approved in advance and in writing by the Board of Directors following a review and recommendation from the Maintenance & Modifications Committee. Co-owners are advised to submit their application to the Maintenance & Modification Committee well before signing a purchase and installation contract as changes to the proposal may be required.

The review and approval will not be based on the energy production or efficiency of the panels. It is up to the co-owner to determine whether the installation meets their expectations for cost-effectiveness or efficiency.

- **Allowed location of panels.** Panels may be mounted on any portion of the front or rear roof directly covering the co-owner's home. No panels serving a particular unit may be mounted over another co-owner's home.
- **Appearance/design of individual panels.** Only "triple black" panels—those having black edges, black section lines, and black overall material—may be used. A photograph of the specific panel to be installed must accompany the installation application. This specification shall be updated if necessary to address any manufacturing changes which affect this part of the specification.
- **Consistent arrangement of panels.** To maintain as uniform an appearance as possible throughout the community, panels must be arranged as follows (see examples):
  - The space just below the ridgeline must be used first.
  - Additional panels may be placed below the ridgeline row, with panels in line with the ridgeline row.
  - Where fewer panels are used in any successive row, they must be lined up against the common wall side of the unit.
- **Permitting and Installation.** All installations must be approved and inspected by the City of Ann Arbor according to their current requirements. All installations must be performed by a licensed contractor specializing in solar panels installations. To protect the integrity of the roof, the Board of Directors may deny an application on account of a contractor's lack of experience, credentials, or contractor license status.
- **Structural Support for Solar Panels.** It is the responsibility of the resident proposing solar panel installation to ensure that appropriate structural modifications are identified and made to the unit prior to any solar panel installation, to ensure that the unit can safely bear the additional weight of the solar panels. The Pittsfield Village office can provide the resident with the architectural engineering evaluation done for the community by Rueter Associates Architects. An individual evaluation of the unit will need to be made by a company approved by Pittsfield Village, and plans for structural modifications submitted as part of the request to add solar panels. All cost of any structural modifications is on the resident.
- **Financial and Legal Responsibility for Panels and Roof.** Installation, including payment of permitting and inspection fees, is completely at the co-owner's expense. If the installation voids any part of an existing roof warranty, any expense incurred by the Association for needed repairs to the roof during the warranty period will be the co-owner's expense. Any expense related to removal and/or replacement of the panels related either to the life of the panels or the need for replacement of the roof will be the co-owner's expense. The co-owner's responsibility extends to and passes on to future owners of the unit. Evidence of this responsibility will be recorded by the Association with the Washtenaw County Register of Deeds by signing a Consent to Alteration.
- The resident shall be responsible for the maintenance and repair of the solar panel installation. If the resident fails to maintain or repair the solar panel installation to the satisfaction of the

Association, the Association may maintain and/or repair the installation to its satisfaction and assess the costs and collect those in the manner provided for the collection of assessments in the Bylaws. The resident shall indemnify and hold the Association harmless from all costs, damages and liabilities incurred as a consequence of the installation of the solar panels.

- Should the Association need to remove any part of the solar panel installation to gain access to the unit or common elements it may do so and will have no responsibility for repairing or installing any materials that are damaged in the course of gaining access nor shall the Association be responsible for any monetary damages arising from gaining such access.