

Sunrise ARC Guidelines – Solar Panels

- Notwithstanding any provision contained in this section of these Guidelines or any other document governing the Association, this section shall not prohibit the installation of Solar Panel(s) by an owner of a Lot or Living Unit so long as the installation of the solar panel(s) satisfies the requirements of RCW 64.38.055 and the guidelines set forth below.

The ARC reserves all rights to approve or allow exceptions to these Guidelines on a case-by-case basis, as it deems appropriate.

- If the State of Washington modifies RCW 64.04.140, RCW 64.38.055 or S.B. 5136, the modified laws shall be incorporated into these Guidelines, as it fully sets forth herein.

Technical and Design Guidelines

- Solar Panel(s), solar panel frame and or support bracket must meet all applicable safety and performance standards established by the National Electric Code, Institute of Electrical and Electronic Engineers, accredited testing laboratories, and, where applicable, the rules of the utilities and transportation commission regarding safety and reliability.
- Installations must comply with all applicable building codes and all necessary permits must be obtained.
- To the maximum extent possible, the Solar Panel(s), solar panel frame and or support bracket must be visually integrated with the architecture of the house regarding style, location, size and color. All panels must conform to the slope of the roof, be black in color and have a non-reflective surface.
- To the maximum extent possible, the Solar Panel(s), solar panel frame and or support bracket shall be shielded from view of any Lot, Living Unit or common area of the Association.
- The Solar Panel(s), solar panel frame and or support bracket shall present a low profile design symmetrical with the roof, and shall be placed so that the top edge of the Solar Panel(s), solar panel frame and or support bracket shall be parallel to the roof ridge. No part of the installation shall be visible above the roofline.
- It is required that conduits, wiring, and piping be run through the attic space. Minor exposed connections may be necessary and are acceptable only if painted to match/coordinate with the surface they are adjacent to.
- The inverter(s) and any monitoring systems must be located in the garage.
- The Solar Panel(s), solar panel frame and or support bracket shall be:
 1. Designed by a licensed and registered contractor specializing in solar panels.
 2. Built from commercially available components.
 3. Installed by a licensed and bonded contractor.
- Owners who have Solar Panel(s), solar panel frame and or support brackets installed hereby acknowledge that trees or vegetation along the streets, parks, open spaces, common areas and on adjacent properties will continue to grow and may impact the solar shading of an Owners approved Solar Panel(s). The Owner further acknowledges that the Association and the owners of adjacent properties have no obligation whatsoever to trim, prune, or otherwise alter such trees or vegetation now or at any time in the future, so long as such trees or vegetation comply to current HOA guidelines as to size and placement distance from property lines.
- Owners who have Solar Panel(s), solar panel frame and or support brackets installed agree to indemnify or reimburse the Association or its members for loss or damage caused by the installation, maintenance or use of Solar Panel(s), solar panel frame and or support bracket
- The Association's governing documents may include other reasonable rules regarding the placement and manner of Solar Panel(s).

Application Submittal Requirements

A completed ARC Application form signed by three (3) adjacent neighbors in view of the proposed Solar Panel(s), solar panel frame and or support bracket must be submitted with the following documents:

1. Site plan showing the location of home, property lines, and orientation of the home in relation to other properties.
2. Photographs showing street views of the front, back, and sides of the home.
3. Drawings and plans with sufficient information and accurately drawn to scale to show the location, placement, size, shape, configuration and dimensions necessary to illustrate the proposed Solar Panel(s), solar panel frame and or support bracket.
4. Information from the manufacturer or contractor for the specific proposed Solar Panel(s), solar panel frame and/or support bracket.
5. Copies of all required state permits and inspection reports.

Guideline Amendments

The ARC and the Association reserve the right to modify, change, expand, or amend these Guidelines for Solar Panel(s) at any time and without notice in order to adjust for changes in equipment or technology, as well as to further the objectives and criteria for Solar Panel(s) within the Association, subject to applicable laws.