

REGENCY PARK SOLAR PANEL POLICY

Pursuant to Article V, of the Declaration of Covenants, Easements Conditions and Restrictions for Regency Park Subdivision (the "Declaration"), recorded at O.R. Volume 2190, page 626, *et seq.*, of the Official Records of Warren County Ohio (the "Declaration"), and the Code of Regulations of Regency Park Home Owners' Association ("Association"), the Association hereby adopts the following Solar Panel Rules.

These Solar Panel Rules have been developed to enhance the visual effect and economic values of the individual properties and the surrounding community. All Owners and Residents are required to comply with the Policies and Rules. Conformance with these standards helps to preserve, beautify and maintain Regency Park as a community of high quality.

These Rules are intended to supplement the Use Restrictions contained in the Declaration and do not replace the Use Restrictions in the Declaration.

All Lots, Owners, Residents and Guests are subject to these Policies and Rules as well as all applicable building and zoning and other government codes and ordinances.

Solar Panels: The installation of any solar panel on or appurtenant to any Lot is subject to Article V. of the Declaration and must be performed in conformity with the following standards;

- a) The installation of solar panels constitutes an exterior change and accordingly, plans and specifications showing the nature, kind, height, materials, color and specific location of the solar panels must be submitted to and approved in writing by the Association prior to any installation or work being commences.
- b) Solar panels may only be installed on the roof of a Residence.
- c) Solar panels shall only be installed on the portion (elevation) of the roof facing away from the street. The installation must be as inconspicuous as possible so as to blend with the existing roof elevation and not be visible from the street. The use of low profile mounting brackets is preferred.
- d) The Owner must obtain all applicable permits prior to the start of any installation or work.
- e) Solar panels must be installed in accordance with all applicable codes and ordinances or must be removed.
- f) Solar panels must be installed with good workmanship and materials or be subject to removal should the same become a nuisance.

- g) Solar panels must be properly maintained, repaired, and replaced by the Owner as necessary.
- h) The exterior electrical or other such utility lines necessary for proper use of the solar panels must be contained in conduit painted in the color scheme of the Living Unit materials adjacent to the conduit.
- i) The standards enumerated herein may be changed by a majority vote of the Board of Directors and become effective upon publication to the Members of the Association in the form of Rules and Regulations.

Pursuant to the Declaration, the Regency Park Homeowners' Association hereby adopts the foregoing Rules pertaining to Exterior Adornment and other matters.

SO RESOLVED.

THE REGENCY PARK HOMEOWNERS' ASSOCIATION BY ITS BOARD OF DIRECTORS.

By: Thomas D. Deyo

Thomas D. Deyo, President, Regency Park Homeowners' Association

Date: Sept 8, 2016

ATTEST:

Jamie Miles, being the Secretary of the Regency Park Homeowners' Association, hereby certifies that the foregoing Resolution Adopting Exterior Adornment Rules and other matters was duly passed and adopted by the Association Board of Directors by a majority of a quorum of the Board of Directors at the regular/special meeting of the Association Board of Directors held on September 8, 2016.

So Certified

Jamie Miles

Secretary, Regency Park Homeowners' Association