

BONNER HILLS ESTATES
HOME OWNERS ASSOCIATION
Solar Panel Installation Policy

Rule #: 26-01

Effective Date: May 1, 2026

Pursuant to Bonner Hills Estates HOA By-Laws Article VI, Section 3, Sub-section h.
Adopted by: Bonner Hills Estates HOA Board of Directors

1. Purpose and Scope

This policy establishes the standards, procedures and requirements for the installation of solar energy systems within the Bonner Hills Estates HOA community. It is designed to balance the homeowners' rights to utilize renewable energy with the community's best interest in maintaining aesthetic standards and property values.

This policy applies to all homeowners and residents within the Bonner Hills Estates and governs solar energy system installations on properties within the community.

2. Legal Authority- Michigan Law

This policy is enacted in compliance with the Michigan Compiled Laws (MCL) governing solar energy rights. Members should be aware of the following legal provisions:

2.1 Michigan Homeowner Energy Policy Act

Michigan law limits HOA restrictions on solar systems, specifically:

- HOA's may not prohibit the installation of solar energy systems outright.
- HOA's may impose reasonable restrictions that do not significantly increase the cost or decrease the efficiency of a solar energy system.
- Any restriction that increases the cost of a system by more than 10% or reduces efficiency by more than 10% is presumed to be unreasonable under Michigan Law.

2.2 Applicable Statutes

- MCL 559.206 - Prohibition on unreasonable restrictions in condominium documents
- Michigan Net Metering Rules - Consumer Energy Interconnection standards

Homeowners are encouraged to consult legal counsel for guidance specific to their situation.

3. Definitions

<u>Term</u>	<u>Definition</u>
Solar Energy System	Any device, or combination of devices, that collects and converts solar energy into electricity or thermal energy, including photovoltaic panels and solar thermal collectors.
Photovoltaic (PV) Panel	A device that converts sunlight directly into electricity using semiconductor materials.
Inverter	A device that converts the direct current (DC) produced by the solar panels into alternating current (AC) for household use.
Net Metering	A billing arrangement that allows homeowners to sell excess electricity generated by their solar systems back to the utility grid.
Modification Requests	A form, and action, required to be completed by the homeowner, submitted to the Board of Director's who are responsible for reviewing and approving exterior modifications.
Micro-Inverter	Small inverters installed on solar panels rather than a single central inverter.
Solar Easement	A legal right to access sunlight across a neighbor's property for solar energy purposes.
Board of Directors	{Hereafter referred to as BHEBOD) The duly elected members of the Bonner Hills Estates Home Owners Association consisting of its: President, Vice President, Secretary, Treasurer, Member at Large, or any combination thereof.

4. Application and Approval Process

No solar energy system may be installed without the written approval of the Board of Directors. Homeowners must complete the following steps:

Step 1 - Application

- Complete a Bonner Hills Estates HOA Modification Request Form
- Prepare a site plan property diagram showing the proposed panel location(s).
- Provide product specifications and data sheets for all system components
- Provide photographs or renderings of the proposed installation
- Provide credentials and license information of the installer
- Provide estimated system output and energy offset calculations

Step 2- Board Review

The BHEBOD will review the application within thirty (30) days of receipt and may:

- Approve the plan as submitted, or
- Approve the plan with conditions and/or modifications, or
- Request additional information from the homeowner, or
- Deny the application with a written explanation

Failure of the Board to act within thirty (30) days constitutes deemed approval under Michigan law.

Step 3 - Permits

Upon approval by the Board of Directors the homeowner must obtain all required permits from the city of Tecumseh including building, electrical and utility interconnection permits. Copies of all permits must be submitted to the Board of Directors prior to installation.

5. Installation Standards

5.1 Placement

- Panels should be installed on roof surfaces not prominently visible from the street when technically and economically feasible, consistent with maintaining system efficiency.
- Rear-facing and side-facing roof installations are preferred over front-facing roofs.
- Front roof placement is permitted where no other alternative achieves comparable solar access.
- Ground mounted systems may be permitted in rear yards only, subject to setback requirements as established by the city of Tecumseh building authority.

5.2 Aesthetics

- All panels must be flush-mounted to the roofline and must not extend above the roof ridge.
- Panels must be dark-colored (black or dark blue are preferred) to blend with roofing materials.
- Wiring and conduit must be concealed or painted to match the exterior of the home wherever possible.
- Signage, advertising or labels on panels or equipment visible from the street are prohibited with the exception of required safety labels.

5.3 Structural and Safety Requirements

- All installations must comply with the manufacturer's structural loading specifications.
- A structural engineering report may be required for roofs older than fifteen (15) **years**.
- All equipment must be Underwriters Laboratory (UL) listed or carry equivalent certification.
- Anti-reflective or low-glare coatings are required where glare could impact neighboring properties.
- Rapid shutdown capability is required per National Electrical Code (NEC) 2017 Article 690.12 and all applicable Michigan amendments.

5.4 Electrical and Interconnection

- All electrical work must comply with applicable NEC, Michigan Electrical Code, and utility tariffs.
- Homeowners must secure utility interconnection approval and net metering agreement when applicable.
- Battery storage systems must meet UL 9540 standards and must be disclosed on the original Modification Request/Agreement as filed.

6. Maintenance and Upkeep

Homeowners are solely responsible for the ongoing maintenance and safe operation of their solar energy systems. Maintenance obligations include:

- Keeping panels clean and free of debris, moss, leaves, and snow accumulation.
- Ensuring panels remain securely fastened and in good repair at all times.

- Promptly repairing any damage to the system, roofing, or exterior of the home caused by, or related to, the solar installation.
- Notifying the HOA of any material changes to the system, including equipment replacement or expansion.
- Decommissioning and removing any system that becomes no longer operational within ninety (90) days of becoming non-functional.

The HOA reserves the right to inspect, or have inspected, solar installations for compliance with this policy upon reasonable written notice.

7. Prohibited Actions

- Installation of any solar panel or associated equipment without BHEBOD and City of Tecumseh approval.
- Modification or expansion of an approved system beyond the scope of the approved application.
- Installation of systems on common area or preservation property.
- Battery storage systems exceeding 20kWh of capacity (normally used in commercial settings) without additional safety review as per National Fire Protection Association (NFPA) Code 855.
- Concentrating solar installations (parabolic dish or trough systems) on residential lots.
- Use of solar panels as primary fencing or screening material.

8. BHEHOA Rights and Limitations

8.1 BHEHOA May Not

- Prohibit the installation of solar energy systems entirely.
- Impose restrictions that increase system cost by more than 10% or reduce system efficiency by more than 10%, per Michigan law.
- Unreasonably delay approval beyond thirty (30) days of a complete submission.

8.2 BHEHOA May

- Require reasonable aesthetic and placement standards consistent with this policy.
- Require submission of complete application materials and municipal permits.
- Enforce maintenance standards and require removal of non-functional systems.
- Assess fines for violations of this policy per the HOA 's standard enforcement procedures

9. Enforcement and Violations

Violations of this policy will be addressed pursuant to the HOA's standard enforcement procedures which may include:

1. Written notice of violation to the homeowner
2. Opportunity to rectify the violation within thirty (30) days of the written notice
3. Fines as set forth in the HOA's schedule of the same
4. Recovery of all HOA legal costs if litigation is required

10. Dispute

Article XVIII, Section 1 of the Condominium By-Laws allows a co-owner to dispute the decision of the BHEBOD as stated therein.

11. Liability and Insurance

- Homeowners assume full liability for any damage, injury, or loss arising from the installation, operation, maintenance or removal of a solar energy system.
- Homeowners must notify their homeowner's insurance carrier of the solar installation and must maintain coverage adequate to cover the value of the system and any and all associated liability.
- Proof of insurance endorsement covering the solar installation may be required by the BHEHOA.
- The BHEHOA is not responsible for any damage to solar equipment caused by common area maintenance activities.

12. Policy Review

This policy shall be reviewed by the BHEBOD not less than every three (3) years, or sooner, as warranted by changes in Michigan law, local ordinances, or community standards. Homeowners may submit recommendations for policy amendment to the Board in writing at any time.