

## ENERGY-EFFICIENT IMPROVEMENTS

Solar Energy Policy. Pursuant to the Michigan Homeowners Energy Policy Act (“HEPA”), 2024 PA 68, and notwithstanding any provisions of these Bylaws to the contrary, the Association hereby adopts the following Solar Energy Policy Statement:

1. Prior to the installation of any solar energy system on the owner(s) of a lot in Northville Colony Estates Numbers 3, 4 and 5 must submit an application (Appendix 1) to the Board of Directors, or a committee designated by the Board for this purpose, for final Board of Directors approval.
  - A “solar energy system” is defined by HEPA as “[A] complete assembly, structure, or design of a solar collector, or a solar storage mechanism that uses solar energy for generating electricity or heating or cooling gases, solids, liquids, or other materials. Solar energy system includes the design, materials, or elements of a solar energy system and its maintenance, operation, labor components, and the necessary components, if any, of supplemental conventional energy systems designed for or constructed to interface with a solar energy system.”
2. The approval of an adjacent lot owner in Northville Colony Estates Number 3, 4 and 5 is not required for approval to install a solar energy system on the applicant’s owned lot.
3. The Northville Colony Estates Numbers 3, 4 and 5 Homeowners Association, will not do any of the following:
  - Inquire into a lot owners energy usage;
  - Impose conditions that impair the operation of a solar energy system;
  - Impose conditions that negatively impact any component industry standard warranty;
  - Require post-installation reporting;
  - Require a fee for submitting an application to install a solar energy system above that which the Homeowner Association assesses for other applications related to a change in the property;
  - Prohibit a lot owner(s) from resubmitting a written application to install a solar energy system after a written application submitted after the effective date of this act was denied by the Developer or Association.
4. The Homeowner Association will not deny a lot owner(s) application to install a solar energy system because of the identity of the entity that owns the solar energy system or the financing method chosen by the lot owner(s);

5. The Homeowner Association, may deny an application to install a solar energy system or require the removal of a solar energy system if one or more of the following apply:
  - A court has found that the installation of the solar energy system violates a law;
  - The installed solar energy system does not substantially comply with the lot owner(s) application, as approved by the Board of Directors
  - The Board of Directors has determined that the solar energy system will be installed on the roof of a single-family home owned by the lot owner(s) requesting installation **and** one or more of the following apply:
    - The solar energy system will extend above or beyond the roof of that home or unit by more than six inches;
    - The solar energy system does not conform to the slope of the roof and has a top edge that is not parallel to the roof line;
    - The solar energy system has a frame, support bracket, or visible conduit or wiring that is not silver, bronze, or black tone that are commonly available in the marketplace.
  - The Board of Directors has determined that **both** of the following apply:
    - The solar energy system will be installed in a fenced yard or patio rather than on the roof of a home; **and**
    - The solar energy system will be taller than the fence line.
  
6. A lot owner(s) shall comply with state and local building codes and permit requirements in the replacement, maintenance, installation, or operation of an energy-saving improvement or modification or the installation of a solar energy system.
  
7. With regard to the application process, both of the following apply:
  - A lot owner(s) who wants to install a solar energy system in the lot owner(s) home shall comply with the application requirements under Section 11(1) of HEPA; and
  - A lot owner(s) may resubmit a written application to install a solar energy system in accordance with Section 11(4) of HEPA.

### **Non-Exhaustive Energy-Efficient Improvements other than a Solar Energy System**

Pursuant to Section 5 of HEPA, the following energy-saving improvements or modifications are not prohibited, but are subject to the conditions set forth herein:

- a. A clothesline, which may be installed by the lot owner(s), but must not be visible from the street;
- b. An air-source heat pump, which is subject to the same restrictions applicable to Section 15 of the Building and Use Restrictions;
- c. A ground-source heat pump, which is subject to the same restrictions applicable to Section 15 of the Building and Use Restrictions;

- d. Insulation, which is unrestricted so long as it does not alter the exterior appearance of the home located thereon;
- e. Rain-collection barrels, which may be installed by lot owner(s) but may not be visible from the street when possible;
- f. Reflective roofing, which may be installed by lot owner(s), but must conform to the existing slope of the roof, must not extend above or beyond the existing roofline by more than six inches, and the color of which must closely approximate the original roofing material;
- g. Energy-efficient appliance may be installed by lot owner(s) without restriction so long as they do not alter the exterior appearance of the home located thereon;
- h. Solar water heaters, which may be installed by the Co-owner, but are subject to the same restrictions as solar-energy systems;
- ≠ Electric vehicle supply equipment, commonly referred to as EV chargers, charging stations, or EVSEs, may be installed by lot owner(s) so long as the installation complies with all current code requirements
- j. Energy-efficient windows may be installed by lot owner(s) so long as the window casings conform to the applicable exterior color requirements for standard windows.
- k. Any other proposed energy-efficient modification or improvement must be submitted to the Association Board of Directors, for evaluation on a case-by-case basis.
- l. The above conditions are not intended to prohibit any recognized energy-saving improvement or modification, but rather to ensure that such improvements and modifications are harmonious with the nature and character of the Project.