

Approval Process for Solar Panels and Generators

1. Solar Policy:

- a. If a member wishes to install a rooftop solar energy system for *household purposes on the roof of the building in which the member resides*, the member needs only to seek approval from the County, in the form of a permit, and notify the AC.
 - i. In such cases:
 1. The member needs to apply for permission from the County.
 2. The member needs to notify the AC that they plan to install such a system, because it is an improvement and a change to the exterior. The only information the member needs to provide the AC is verification that the member has received a County permit for the project.
 3. Such solar panel and interior battery installations need not be published in the newsletter and contiguous neighbors need not be notified.
- b. If a member wishes to install a solar energy system for purposes other than the use of a household and/or to locate it somewhere other than on the roof of the building in which the member resides, it is within the AC's power (and within the County's power) to deny such an application.
 - i. In such cases:
 1. Such solar panel installation applications need to be published in the newsletter and contiguous neighbors need to be notified.
 2. Such an installation cannot be approved administratively.

2. Generators Policy:

All Generators must be proven to emit less than 60 decibels of sound at 100% load as measured from the nearest property line. This deviation from the general rule about noise is for generators only, and not for mechanical noise from other sources.

All generator applications must include effective sound reduction, for which there are three options:

1. Commercial sound reduction units such as Zombie Box -- a commercially available, proven-effective, sound-muffling enclosure; or
2. Sound reduction built on-site -- a solidly built, well-insulated enclosure to be built on-site, for which the homeowner is required to provide the detailed plans. This would be instead of or in addition to the fiberglass cover which many generators have. (The member would need to provide documentation that the generator emits less than 60 decibels of sound at full load as measured at the nearest property line.)
3. Sound reduction integrated into the generator design with documented sound reduction performance. (The member would need to provide the manufacturer's documentation of this.)

Generator applications which need AC review:

Any generator application that does not include a Zombie Box or verified sound reduction integrated into the generator design needs AC approval, as follows:

- a. Must include notification of contiguous neighbors;

- b. Must be published in the newsletter prior to AC decision-making;
- c. Must not be located in a setback;
- d. Must be sited as far away from contiguous neighbors as possible, to reduce noise nuisance.

Generator applications which can be approved administratively:

Any generator application which meets these requirements can be approved administratively:

- 1) Proof that the generator will emit less than 60 db of sound at full load, as measured at the nearest property line;
- 2) The site is located away from neighbors to the extent possible and is not in a setback.

More About Generator Noise

Because a generator may be a life-saving device for those with certain medical conditions, because they will be used only on a short-term basis during power outages, and because no generator is quiet even in a Zombie Box, the Board grants a narrow exception to noise rules for generators.

The CC&Rs say this about mechanical noise in general:

“No Owner shall permit unreasonable noise, including ... equipment to emanate from an Owner’s lot which would unreasonably disturb any other Owner’s or tenant’s enjoyment of his or her Lot.” (Article VII, Section 2: Noxious Activities)

However, generators are allowed to make a limited amount of noise as measured at the property line.

For generators, the rule is this:

“Generators must be proven to emit less than 60 decibels of sound at 100% load as measured from the nearest property line.”

This deviation from the rule is for generators only, and not for mechanical noise from other sources.