

GRACY MEADOW CONDOMINIUMS OWNERS ASSOCIATION, INC.
REQUEST TO INSTALL SOLAR PANELS ON UNIT ROOF OR GARAGE ROOF

Name of Unit Owner: _____

Address of Unit: _____

Mailing Address of Unit Owner (if different from Unit Address):

Phone Number: (____) _____

Email Address: _____

By signing below, the owner named above acknowledges that the owner has read all Association rules (reprinted below or on reverse side) applicable to solar panel installations and agrees to abide by them, and further, that owner agrees that **that no work will commence unless and until:**

(i) this form is signed and submitted along with the required plans and specifications to the Association. The plans must comply with all association rules including providing an as-built rendering, and detail the location, size, materials, and color of all solar panels and appurtenances such as wiring, including how and where all wiring or conduit will be anchored;

(ii) written approval of plans has been received from the Association.;

(iii) The owner has signed and paid all costs associated with preparation and recording of the Association's *Notice Regarding Modification of Common Elements*, **and** owner has received notice that the Association's *Notice Regarding Modification of Common Elements*, has been filed of record in the Travis County Official Public Records; and

(iv) The Owner has deposited \$1,000 with the association in accordance with the association rules.

Please keep in mind that plans and specifications will not be approved if they do not fully comply with all association rules

Signature: _____ Date: _____

Unit number: _____

POLICY REGARDING INSTALLATION OF SOLAR PANELS ON UNIT ROOF OR GARAGE ROOF

The following rules will apply to all solar panel installations. An owner wishing to install a solar panel system on the roof of a unit must also complete the Association's *Request to Install Solar Panels on Unit Roof or Garage Roof* form and submit it along with plans and specifications for the proposed installations to the Board of Directors for approval.

(1) Plans submittal and prior approval required. Prior to the installation of any solar panel(s) or any alteration of common elements, the owner must submit to the Association a completed *Request to Install Solar Panels on Unit Roof or Garage Roof* and plans and specifications for all work to be performed. The plans must provide an as-built rendering, and detail the location, size, materials, and color of all solar panels and appurtenances such as wiring, including how and where all wiring or conduit will be anchored.

The board may in the board's discretion deny or approve such plans. Approval must be documented in the form of a notice regarding the modification of the common elements, and must be signed by the owner and recorded in Official Public Records of Travis County, Texas. The notice shall serve as a binding agreement between the owner and the Owners Association, and shall run with the land and be binding on both parties' successors and assigns. Owners must pay all legal fees, recording fees, and other costs associated with the preparation and recording of such notice.

(2) Location and form of installations. Panels (a) may only be installed on sides of the roof that do not face the street; (b) may only be situated only on that part of the building's roof that is over the owner's unit or the owner's garage; (c) may not extend higher than or beyond the roofline, (d) must conform to the slope of the roofline and have a top edge that is parallel to the roofline, and (e) must have any frame, support bracket, or visible piping or wiring in silver, bronze, or black tone, or any other color required by the board (for example, the board may require piping to be painted to match exterior colors);

(3) Cost of repairs. Owners who have installed panels are responsible for the expense of removing and, if desired, re-installing the solar panel system when the unit is to be re-roofed or other roofing repairs necessitate removal in the board's discretion. Owners are responsible for all additional costs incurred by the association necessitated by the solar panel presence, including restoring the under-roof (for example, addressing solar panel penetrations) for re-roofing or other roof repair. The association may condition roof repairs on advanced payment by the owner of the cost of removal of the solar panels. The association has no duty to re-install panels removed due to roof repair work.

(4) Liability for damages. Owners are responsible for any water or other damage attributable to the installation of the solar panel system or to the system itself whether that damage occurs during installation or during the time the solar panel system is in place.

(5) Maintenance and removal. Owners must keep the solar panel system properly maintained and in a neat and attractive manner. The Association has the right to, at owner's expense, remove the solar panel system and restore of the roof at owner's expense if the system becomes dilapidated, in need of repair, or is disconnected. The Association has no duty to perform any maintenance or repair work on the solar system.

(6) Insurance. The Association will have no responsibility to insure the solar panel system or any damage that may be attributable to it. The owner of the unit on which the solar panels are installed is responsible for providing such insurance coverage, if desired.

(7) Sale of unit. If the unit is sold, all responsibilities regarding the solar panel system are automatically transferred to the new owner.

(8) Deposit. Owners wishing installing a solar panel system must pay a deposit of \$1,000. The deposit will be refunded to the then-owner of the unit if and when the solar panels are removed and the roof is restored at owner expense to its original panel-less condition.

