

ENERGY POLICY STATEMENT

PURPOSE OF STATEMENT: In compliance with Section 5 of the Homeowner's Energy Policy Statement Act ,765 ILCS 165/1 *et. seq.*, (the "Act"), the Board of the Lake Thunderbird Association (the "Association") has adopted this Energy Policy Statement for protecting the public health, safety, and welfare of the Members of the Association in connection with permitting the use of solar energy systems.

- (a) The terms "solar energy", "solar collector", "solar storage mechanisms" and "solar energy systems" and the phrases related thereto when used within this Energy Policy Statement shall have the meanings and definitions prescribed to them in Section 1 of the Act; and the terms Association, Common Properties, Community, and Properties shall have the meanings and definitions prescribed to them in Article I of the Association's Amended and Restated Declaration of Restrictive Covenants and Bylaws.
- (b) Application for the installation of solar collectors, solar storage mechanisms and solar energy systems must be made to the Association's Board of Directors and/or the Association's Architectural Control Committee ("ACC") by submission of a completed Association/ACC Design/Building Approval Application, which is an Appendix to the Association's Architectural Control and Construction Rules and Regulations, as revised from time to time.
- (c) Owners shall not permit solar collectors, solar storage mechanisms or solar energy systems to fall into disrepair or to become a safety hazard.
- (d) Owners shall be responsible for maintenance and repair of solar collectors, solar storage mechanisms and solar energy systems installed upon their Lot or property.
- (e) Owners shall be responsible for repainting or replacement of solar collectors, solar storage mechanisms and solar energy systems installed upon their Lot or property.
- (f) Solar collectors, solar storage mechanisms and solar energy systems shall meet applicable standards and requirements imposed by state and local permitting authorities and shall be certified by the Solar Rating Certification Corporation (SRCC) or other nationally recognized certification agency, as applicable.
- (g) If installed on a residence roof, solar collectors shall be installed so as to be, upon installation, completely contained within the vertical planes of the residence's exterior walls.
- (h) Solar collectors, solar storage mechanisms and solar energy systems installed on a residence roof should, whenever possible, be installed on the existing plane of roof material.
- (i) Ground-mounted, free-standing solar collectors, solar storage mechanisms and solar energy systems are prohibited within fifty (50) feet of the lake shore at mean lake level and within any setback or right-of-way as specified in the Association's Declaration and/or applicable County ordinances.
- (j) Solar collectors, solar storage mechanisms and solar energy systems installed on roofs must be firmly affixed to the roof structure; and same which are installed on the ground or otherwise on a Lot must likewise be firmly affixed and any damage to neighboring/other property resulting from solar collectors, solar storage mechanism(s), and/or a solar energy system or a component of same, which are blown, or otherwise dislodged from the Lot on which same was installed shall be the responsibility of the Owner of the Lot where installed.

- (k) All plumbing lines serving or part of solar collectors, solar storage mechanism(s), and/or a solar energy system or a component of same should be concealed where possible, on the exterior of the building or Lot and the method of installation must be shown and detailed in the Owner's application described in paragraph (b) herein. Lines should be painted with colors consistent with the building and other materials adjacent to the system.
- (l) Roof-mounted solar collectors should be dark in color.
- (m) A sample or illustrated brochure of the proposed solar collectors, solar storage mechanisms and solar energy systems should be submitted to the Association/ACC as part of an Owner's application under paragraph (b) herein and should clearly depict the system and define the materials used. Construction drawings for the specific installation shall also be provided. Drawings shall clearly show all elevations, roof planes, proposed assembly and attachment to the roof structure, proposed installation location on the residence and the location of any storage tanks.
- (n) All applications concerning solar collectors, solar storage mechanisms and solar energy systems made pursuant to paragraph (b) herein should include calculations indicating the number and area of panels proposed/required.
- (o) Any material used in the solar collectors, solar storage mechanisms and solar energy systems, if flammable, should be self-extinguishing to the greatest extent practicable.
- (p) A solar energy system may be installed on the roof within an orientation to the south or within 45 degrees east or west of due south provided that the orientation does not impair the effective operation of the solar energy system.
- (q) A solar energy system shall only be installed by a professional contractor, licensed or accredited by the North American Board of Certified Energy Practitioners (NABCEP), Interstate Renewable Energy Council (IREC) or other similar nationally recognized accrediting/licensing authority. The appropriate credentials of the professional contractor shall be submitted along with the Owner's application described in paragraph (b) herein.
- (r) If, as a result of an Owner's installation, maintenance or repair of a solar energy system, solar collection, solar storage mechanism or any of their component parts, damage is caused to the Common Area, or to any property that is maintained by or that it is the duty or obligation of the Association to maintain, the Owner shall pay for any such damage, maintenance and repairs as may be necessary and as determined by the Board in its sole discretion.
- (s) Any party that installs, maintains, repairs or replaces a solar energy system, solar collection or solar storage mechanism must first provide the Association with adequate proof of insurance, providing coverage for the type of work described in this Section. The Association shall be named as an additional insured on any such policies, and no installation, maintenance, repairs or replacements may commence until proof of the insurance required by this Section is provided to the Association.
- (t) The Association does hereby prohibit the installation, placement or construction of wind energy collection systems anywhere on the Properties. (Effective 03/30/2024)