

## **SOLAR ENERGY DEVICES**

### **Approved by the Board October 13, 2008**

1. Installation of a solar energy device requires the prior written approval of the Architectural Committee using the Architectural Review Submittal Form **(Form)**.
2. The installer of the device must be properly licensed by Pima County to the extent applicable and their license number(s) cited in the Form.
3. The homeowner should obtain such permits as necessary to comply with all county and state laws, including a building permit from Pima County.
4. A sample or illustrated brochure of the proposed solar unit, which clearly depicts the unit and defines the materials to be used in the installation, should be submitted with the Form.
5. Construction drawings for the proposed installation should be provided. They should be drawn to show the location and number of collectors, method of attachment to the roof structure or mounting on the ground and location of any other exterior system components.
6. Generally solar units are mounted flat upon the roof. Sometimes solar units are mounted upon a flat roof. In either case the placement of the units would provide a southern exposure that is essentially free of shade to ensure optimal output from the devices. Far less common are solar units that are mounted on the ground mostly because of the greater expense. Ground mounted units might also be subject to zoning setback and other requirements of county or state law that might limit their placement. The association discourages elevation of ground mounted units above the nearest common walls or placement in the front of the house unless such prohibition would violate applicable law.
7. Owner shall maintain or arrange for the maintenance of the device in accordance with manufacturer's recommendations. If the device is either improperly maintained or appears damaged or in disrepair or falls into disuse the owner must remove the device from their property.

**Form – next page**

# San Ignacio Vistas, Inc. Homeowners Association

PO BOX 1150  
GREEN VALLEY, AZ 85622-1150

## ARCHITECTURAL REVIEW SUBMITTAL FORM (Procedures for Approval on Reverse Side)

1. Homeowner Name: \_\_\_\_\_ Date \_\_\_\_\_

Address: \_\_\_\_\_ Lot # \_\_\_\_\_

Please provide the following if need to contact you for additional information/clarification:

Home Phone: \_\_\_\_\_ (Other) \_\_\_\_\_ Email: \_\_\_\_\_

2.. Description of proposed work: \_\_\_\_\_

Date work is to begin: \_\_\_\_\_ Estimated completion: \_\_\_\_\_

**A copy of an approved building permit from Pima County must be submitted to the AC prior to the start of any construction or reconstruction of the subject property.**

**Note:** Current state law provides that if your project has a total cost (labor and materials) in excess of \$750 you should use a licensed contractor otherwise the homeowner assumes all liability for the project.

If Contractor is being used complete Section 3, otherwise skip to Section 4

3. Contractor Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ License Number: \_\_\_\_\_

4. Type of materials to be used: \_\_\_\_\_

5. Color(s) to be used: \_\_\_\_\_

6. Other information: \_\_\_\_\_

HOMEOWNER SIGNATURE \_\_\_\_\_ DATE SUBMITTED: \_\_\_\_\_

### **Expiration of Approval**

Commencement of any Improvement, the Plans for which have been approved, or deemed approved, by the Architectural Committee (AC) occur within 6 months of the date of such approval, or the approval will expire and the Plans for such Improvement must be resubmitted to the AC for its subsequent approval.

FOR ARCHITECTURAL COMMITTEE USE: If Applicable: Meeting Date: \_\_\_\_\_

Response Sent to Homeowner: \_\_\_\_\_

Action taken: \_\_\_\_\_

## **Procedures for Approval**

### **SECTIONS FROM CC&Rs FOR YOUR CONVENIENCE:**

Prior to the construction of any Improvement upon a Lot the Owner must obtain the written approval of the Architectural Committee which approval may be given is the sole discretion of the Architectural Committee. The Owner must submit to the Architectural Committee two complete sets of plans and specifications ("Plans") as provided in Section 11.5 of the CC&Rs, for the proposed Improvement. Approval of the Plans will be evidenced by the written endorsement of the Architectural Committee on the Plans. One set of the endorsed Plans will be returned to the Owner prior to the beginning of any construction or alteration and one set of Plans will be retained by the Architectural Committee. No changes or deviations from the Plans, insofar as the exterior of the proposed Improvements are concerned, may be made without the written approval of the Architectural Committee. After construction or other alteration is completed, no further change, including any change in the exterior color, may be made without the written permission of the Architectural Committee.

### **Minimum Criteria for Plans**

All Plans must meet the following minimum criteria and such further criteria as the Board may from time to time promulgate:

- A. Plans for Improvements other than landscaping must include the following: a) a full description of the work to be performed, including the type of finish (stucco, brick, wood, etc.), exterior color and any other appropriate detail; b) an architectural drawing or equivalent with dimensions (height, width, length); c) location on the Lot; and d) name, address, and telephone number of the Owner.
- B. Except for removal of and like kind replacement of dead or dying vegetation, Plans for landscaping must include the following: a) a full description of the proposed landscaping changes; (b) the types of vegetation and locations of proposed additions; and (c) name, address, and telephone number of the Owner;
- C. The Plans must be in accordance with the provisions of the Governing Documents and may not involve material changes to the original Dwelling Unit, without specific written waiver of this subsection in the sole discretion of the Architectural Committee;
- D. The Plans must be in sufficient detail to permit the Architectural Committee to make its determination;
- E. The Plans must be complete and ready for submittal to obtain a building permit, if required, from Pima County or other governmental entity; and
- F. Plans must show that only first-class materials and workmanship will be used.

The Architectural Committee will review and must either approve or disapprove said Plans within 60 days from receipt. Any Plans not approved or disapproved within that time period will be deemed approved.