

Cameo



Community Association

CAMEO COMMUNITY ASSOCIATION

A California nonprofit mutual benefit corporation

SOLAR ENERGY SYSTEMS POLICY

(Effective: September 25, 2019)

1. In compliance with California Law, including Civil Code Sections 714, 714.1 and 4746, an application to the Association and prior architectural approval from the Association are required when changing or installing new solar energy equipment. Solar energy equipment includes all panels, collectors, piping, attachments, bracing, flashing, mechanical hardware, supporting structure, and any other related elements (collectively referred to herein as "Solar Energy System"). The application must include detailed drawings showing the location, description and size of all panels, collectors and other equipment, including visible piping, attachments, flashing, pumps, hardware, mounting details, colors, materials, etc., as well as the dimensions and location of the proposed installation. The drawings must also note the height of the Solar Energy System equipment in relation to the maximum height of the roof, as specified in the Association's Architectural and Landscape Design Standards ("Standards").
2. As part of the application and approval process, the applicant Owner will also be required to demonstrate compliance with the applicable City of Newport Beach permitting and plan submittal requirements. **A building and/or electrical permit from the City of Newport Beach is required for the installation of any photovoltaic system.** The applicant Owner must follow the City's submittal requirements, review and approval requirements, plan review process and payment of fees and obtain a final inspection. It is the applicant Owner's responsibility to strictly adhere to the City of Newport Beach requirements, including applicable health and safety standards and requirements imposed by the state and the California Fire Code, as adopted and amended by the City. All information necessary for the Owner to comply with City requirements should be obtained by consulting with the City, not the Board, Architectural Committee or management.
3. Written approval by the Architectural Committee and Board is required prior to any type of work or installation of a Solar Energy System. Approval will be based on compliance with this policy and provisions of the Association's Governing Documents, including the Standards, and compliance with the City of Newport Beach requirements and the provisions of California law.
4. The Solar Energy System equipment shall not exceed the maximum building height, as specified in the Standards and/or the City of Newport Beach's Municipal Code. Additionally, the solar energy equipment shall not impede or detract from the view of any other residence.

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Managed by PowerStone Property Management

5. The Solar Energy System should have a profile as low as functionally practical given requirements for efficient operation of the equipment. Panels and collectors should be placed on the elevations away from the view of others, as much as possible. Visible components must be painted to match adjacent surfaces. Long runs of piping, cabling, conduit or other installations should be condensed and concealed as much as possible and painted to match the adjacent surfaces. Any Solar Energy System should be installed so that any light reflection from the system is not directed towards or into any other residence.

6. All Solar Energy Systems must comply with applicable zoning regulations, the Uniform Building Code, the State laws concerning efficient placement of collector units and associated ordinances. All installed Solar Energy Systems must be certified by the Solar Rating Certification Corporation ("SRCC") or other nationally recognized certification agencies. The certification must be for the entire Solar Energy System and installation. All work must be performed by licensed contractors, including the solar installation, electrical installation or other work, that have been approved by the Association.

If you have questions or concerns regarding the Solar Energy Systems, please contact the Association's managing agent.