

HIGH POINT RANCH PROPERTY OWNERS ASSOCIATION

Minimum Construction Standards for Solar Energy Devices

The Architectural Control Committee has adopted the following Minimum Construction Standards for Solar Energy Devices:

1. Installation of Solar Energy Devices shall not commence until obtaining the prior written approval of the Architectural Control Committee. (4.01)
2. A Solar Energy Device is defined as a system or series of mechanisms designed primarily to provide heating or cooling or to produce electrical or mechanical power by collecting and transferring solar generated energy. The term includes a mechanical or chemical device that has the ability to store solar generated energy for use in heating or cooling or in the production of power.
3. A Solar Energy Device may be built after or while the Main Dwelling is being built.
4. Solar Energy Devices may be installed on the roof of a Main Dwelling, Guest House, Garage, Workshop, Barn, Outbuilding, Carport, Porte-cochere, or Patio Cover as approved by the Architectural Control Committee.
5. Solar Energy Devices may be located on land, but must be concealed from view of neighboring Lots, streets, or other property. Concealment may be accomplished by strategic placement on the Lot or with plantings. Visible frames, brackets, piping, or wiring shall be a color to match the adjacent material, or silver, bronze, or black as approved by the Architectural Control Committee.
6. Components of a Solar Energy Device may not be located within any utility or drainage easement. (3.12)
7. Components of a Solar Energy Device must be located behind a line set on the Lot by the front of the Main Dwelling, and may not be located closer to the side or rear property lines than the building set back lines of twenty-five feet (25'), or as noted on the Plat of the Subdivision.
8. For roof mounted Solar Energy Devices:
 - a. No portion of the device may be higher than or extend beyond the perimeter boundary of the roof section to which it is attached.
 - b. The device must conform to the slope and be parallel to the roof section to which it is attached.
 - c. Visible Frames, brackets, piping, or wiring shall be a color to match the roof material, or silver, bronze or black as approved by the Architectural Control Committee.
 - d. The device must be located in a position on the roof which is least visible from any street or common area which does not reduce estimated annual energy production more than ten percent (10%) over alternative roof locations, as determined by a publically available modeling tool provided by the National Renewable Energy Laboratory (www.nrel.gov) or equivalent entity.
9. Installed Solar Energy devices may not threaten public health or safety, violate any law, or substantially interfere with the use and enjoyment of property by causing unreasonable discomfort or annoyance to any adjoining Lot Owner of ordinary sensibilities.
10. Improvements to the Lot cannot interfere with the established drainage pattern over the Lot from adjoining or other Lots. "Established drainage" is defined as the drainage which existed at the time that overall grading of the Subdivision was completed by the Developer. (3.13a)
11. Improvements to the Lot to include finish grade of the Lot to establish good drainage from the rear of the Lot to the front street or from the building site to the front and rear of the Lot as dictated by existing drainage ditches, swales, and lakes. (3.13b)
12. See Minimum Construction Standards – Rules & Regulations.

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Architectural Control Committee

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The Architectural Control Committee reserves the right to grant a variance from these Minimum Construction Standards.

Chapter 202 of the Texas Property Code was amended effective June 17, 2011, to add Section 202.010 ("Section 202.010") regarding regulation of solar energy devices. The Architectural Control Committee has determined that it is appropriate to adopt Minimum Construction Standards in compliance with this law, to provide clear and definitive guidance regarding solar energy devices in the neighborhood, and to maintain the aesthetics and harmony of the neighborhood.

These Minimum Construction Standards are effective upon recordation in the Public Records of Rockwall County, and supersede any guidelines or standards which may have previously been in effect. Except as affected by these Minimum Construction Standards, all other provisions contained in the Declaration of Covenants, Conditions and Restrictions for High Point Ranch - Sections One and Two or any other dedicatory instruments of the Association shall remain in full force and effect.

Per the Declaration of Covenants, Conditions and Restrictions for High Point Ranch, Article IV:

The sole authority for determining whether construction plans and specifications for proposed Improvements are in compliance with the provisions of the Declaration as to quality and color of materials, drainage, harmony of external design and color with existing and proposed structures, and location with respect to topography, finished grade elevations and other relevant factors, rests with the Architectural Control Committee. (4.01b)

The Architectural Control Committee may from time to time promulgate an outline of minimum acceptable construction standards. Such outline will serve as a minimum guideline only and the Architectural Control Committee shall not be bound thereby. (4.05)

The Architectural Control Committee may be contacted at: acc@myhighpointranch.org