

HERITAGEVILLAGE MASTER ASSOCIATION, INC.
BOARD RESOLUTION
TRIAL APPROVAL OF SOLAR PANELS

- I. Statement of Facts.
- A. Because of recent changes in the law and recent technological developments, several vendors are offering solar panels that can be installed on the roof of a house or a condominium at terms that are attractive to homeowners. Part of this attraction is the availability of tax credits for the purchase and installation of the solar panels and requirements that electric companies purchase the electricity generated by the solar panels at rates favorable to homeowners.
 - B. In order for a homeowner to obtain the full benefit of a solar panel installation, the panels must be installed and operated for periods of time extending 20 years or more.
 - C. Because of a number of technical and logistical issues related to the installation of solar panels, it is difficult to predict whether the differing installation programs currently being offered by the several vendors will be compatible with some of the requirements for the operation and maintenance of condominium buildings such as those at Heritage Village.
 - D. Some of these installation programs provide for the panels to be owned by the unit owner on whose unit the panels are being installed. These programs may be consistent with the nature of Heritage Village. There are also programs available where the panels are owned by a third party under a contract with the unit owner. However these involve contracts with more complicated terms and a more complex allocation of rights and responsibilities which are less likely to be consistent with the nature of Heritage Village.
 - E. Nevertheless, because solar panels will provide a significant benefit to unit owners if they can be installed and operated in a manner that is compatible with condominium living at Heritage Village, the Board of Trustees has decided to approve a few applications for variances to install solar panels in order to gain experience concerning their installation and operation.
 - F. However the Board of Trustees only wishes to approve installations where the unit owner owns the solar panels.

II. Resolution.

NOW THEREFORE it is resolved:

- A. The Board of Trustees will approve not more than_ applications for variances to install solar panels. All of the installations that the Board of Trustees will approve at this time will be installations where the solar panels are owned by the unit owner. These initial installations will be in accordance with the A Specifications for Installation of Photo-Voltaic Cells (Solar Panels)@ attached to this resolution as Exhibit A.
- B. Once the Board of Trustees approves these first few applications, it will wait before approving any more installations until it sees whether any issues or difficulties arise concerning the installation and operation of the solar panels.
- C. Based on Heritage Village=s initial experience, the Board of Trustees may establish a general policy and standards under which future solar panel installations will be approved, it may approve variances for the installation of a limited number of additional solar panels on a trial basis, or it may determine that it is not in the best interest of Heritage Village and its unit owners to approve any more installations.

Adopted by the Board of Trustees on _____, 2014.

EXHIBIT A

HERITAGE VILLAGE MASTER ASSOCIATION, INC
719 EAST HILL ROAD
SOUTHBURY CT 06488

SPECIFICATIONS FOR INSTALLATION OF PHOTO VOLTAIC CELLS (SOLAR PANELS)

1. All solar panel installations shall be done by a properly licensed installer as required by Connecticut law.
2. The installer will be required to obtain all appropriate Town of Southbury permits for this installation, prior to beginning work and its installation and shall be in accordance with State of Connecticut and Town of Southbury Building and Fire codes.
3. The variance request must include signed consent by any neighboring unit owners that may be effected, these unit owners shall be determined by the HVMA, Installation drawings, blue prints, equipment specifications and a structural evaluation of subject roof signed and stamped by a professional engineer stating that it will support the proposed solar panels and related equipment, including snow load.
4. Solar Panels shall not be permitted to be mounted on any portion of a flat roof and shall be positioned at the same angle and degree of the sloped roof.
5. Installation shall be performed in a manner consistent with industry standards that will prevent leaks.
6. No trees will be removed or trimmed unless a landscape variance has been submitted and approved.
7. All wiring and conduit shall be located under the modules and enter the unit's attic through the roof in conduit so as to be aesthetically pleasing as possible. All conduits shall be painted the appropriate color matching the unit.
8. The inverter shall be located within the walls of the structure including but not limited to the attic and or living space according to applicable code and the electrical disconnect shall be mounted next to the (exterior) utility meter in the utility closet.

9. If there are any leaks in the roof, the HVMA staff shall investigate the leaks and determine if they are caused by the solar panels or the installation of the solar panels. If the staff determines that the leaks are caused by the panels or the installation of the panels:
 - a. The staff shall prepare plans and specifications for the work required to eliminate the leaks and, at its discretion, determine whether the work is to be done by contractors engaged by the unit owner, or by the HMVA or contractors engaged by the HVMA. If the work is to be done by contractors engaged by the unit owner, it shall be completed in a timely manner and in compliance with the requirements of these specifications at the sole cost and expense of the unit owner. If the work is done by the HVMA or by contractors engaged by the HVMA, the reasonable cost of the work will be assessed against the unit owner.
 - b. Any damage caused by the leak to the unit or personal property of the unit owner shall be the sole responsibility of the unit owner. The unit owner shall also reimburse the HVMA for the reasonable cost of restoring, repairing, or replacing any damage to the common elements or to personal property of the HVMA and shall reimburse the owners of other units for the reasonable cost of restoring, repairing, or replacing any damage to their units or to their personal property.
10. If the electrical solar array system components hinder the normal maintenance, unusual maintenance, replacement or repair or other activities to the units roof or common elements by the HVMA the unit owner will be responsible for the removal and replacement of system components that inhibit such maintenance or repair using a State of CT properly licensed contractor. Should the unit owner fail to comply with the removal and reinstallation of the system the HVMA may have the system removed permanently at the owner's expense.
11. If the HVMA approves a variance request for solar panels, prior to the installation of the panels, the unit owner and the HVMA shall execute an agreement prepared by the HVMA setting out the terms and conditions relating to the installation and upkeep of the solar panels. This agreement shall be recorded on the Southbury Land Records. If the unit is offered for sale, the seller shall inform potential purchasers of the solar panel upgrade and its related restrictions and conditions. If the unit is sold, the new unit owner or owners shall sign a statement indicating that they were informed of the upgrade and that they accept full responsibility for the solar panel upgrade and the

related restrictions and conditions. This signed statement shall also be recorded on the Southbury Land Records. Failure to comply with this requirement does not relieve the new unit owner or owners from responsibility for the solar panel upgrade.