

Article VI Section 20. Solar Devices. These rules, regulations, and guidelines apply to selected solar energy devices including solar panels (photovoltaic, hydronic, and air collectors) and their associated components. While the Architectural Covenant Committee (ACC) ensures that property owners have the freedom to employ alternative energy solutions, not all alternative energy devices or systems will be approved, including but not limited to: wind turbines, biomass systems, hybrid systems (solar and wind), and hydrogen systems just to name a few. These rules, regulations, and guidelines are subject to change at any time per HOA and ACC determination.

Detailed plans for installation and placement of any solar equipment must be submitted to the ACC for their review and approval prior to installation and must comply with the following guidelines:

- Allowable locations:
  - No rented or leased solar panels and/or systems are allowed. Only homeowner purchased and owned solar panels and/or systems.
  - Roof mounted solar panels or other systems are only allowed on the rear side of the house, which are not visible from any street. Subject to prior approval, the height of the panels/systems should not exceed 6 feet and they must be placed within required setback and property lines in accordance with the Gwinnett County Zoning Ordinance. Fencing is mandatory for aesthetic and security reasons.
  - Roof mounted solar panels or systems installed on a building with a sloped roof, which shall not be visible from any street, shall also not exceed the apex of the roofline on the building on which the system is mounted. The panel shall not be located within 3 feet of any peak, eave, or valley of the roof to maintain pathways of accessibility. This rule does not apply to solar tiles and shingles.
  - No solar energy system shall be mounted on any wall or fence.
- The solar energy system components shall be designed with an antireflective coating or at least shall not produce glare that would constitute a nuisance to occupants of neighboring properties, aircraft, or persons traveling on adjacent or nearby roads.
- Roof mounted solar panel should be integrated into the roof design and mounted directly on the roof deck or if mounted on or over the existing roof tile, they should be flush mounted and aesthetically integrated with the roof design.
- All roof mounted solar equipment including the face of the solar panels should compliment and blend with the color of the roofing material as closely as possible. All painted surfaces should be kept in good repair.
- All connections and accessories should be located directly under and/or within the perimeter of the panel and, when feasible, placed as inconspicuously as possible when viewed from all angles.
- Solar roof tiles and solar shingles are permitted.
- Due to the safety and aesthetic aspects only commercially available solar panels and their accessories are acceptable.

- It is each Homeowner’s responsibility to check prior to installation of a roof solar equipment the impact of such installation on their roof warranty and other aspects of their roof structure.
- The Homeowner is responsible for proper maintenance of the solar system equipment and panels. The Homeowner should in advance prevent peeling and cracking of paint and loss of coloration or other deterioration to the point where the equipment becomes unsightly or incompatible with the aesthetic standards of Edgewater Community.
- A Modification Request (MR) Form must include the following:
  - Site plan showing the property lines, setbacks, north arrow, and the planned location of the selected solar system.
  - A dimensioned plan(s) of the solar panels’ layout, number of collectors, (if applicable) the type of attachment to the roof structure, and the location of the exterior system components.
  - Plans should be prepared by a licensed contractor.
  - Photos of the roof area or backyard where the solar panels will be located.
  - Manufacturers’ description of the system, photos of similar existing systems or layouts, and selected colors.
  - A copy of building permit for all building-mounted solar energy systems. Depending on whether a solar system is a solar electric system or a solar air/water heating system, electrical, building, or plumbing permits are required. The Homeowner is solely responsible for obtaining all required permits before beginning of installation.

Links:

<https://www.energysage.com/local-data/solar-panel-cost/ga/gwinnett-county/>

<https://programs.dsireusa.org/system/program/ga>

#### Article VI Section 22. Paint/Siding/Brick/Roof

Exterior brick on homes may be limewashed, but not painted. Limewash is an application for brick, stone, and other masonry surfaces. Limewash is pure slaked lime in water. It produces a unique surface glow due to the double refraction of calcite crystals. Limewash relies on being drawn into a substrate unlike a modern paint that adheres to the surface. Limewash is a known method of a non-permanent brick application and can be removed easily if needed, through pressure washing or other approved means, without the damage caused by acrylic-latex or other permanent paints applied over masonry,

which traps moisture in porous bricks and leads to structural damage, retention of moisture, and general deterioration. Unlike the limewash application, removal of paint from a brick is also a very costly process.

- Edgewater Community HOA approves the application of limewash to exterior brick, subject to the following terms, limitations, and conditions:
  - MR (Modification Request) must be submitted with details for work to be done, including but not limited to:
    - limewash product to be used, the color chosen which shall be in alignment with the pre-approved product and colors;
    - name of contractor (if applicable); and
    - photos of existing brick to be limewashed.
- PRE-APPROVED PRODUCT AND COLORS: Edgewater has pre-approved the product and colors of the limewash applications from Romabio, which are listed at <https://romabio.com/classicolimewash/>. Additional products and colors may be added in the future.
- All other product types and colors of limewashes must be approved by the ACC. Other comparable products are on the market, and ACC will update the approvals of additional products and colors on a periodic basis in the future.
- Subsequent to approval by the ACC, Homeowner is responsible for the ongoing maintenance of any limewashed exterior of the home. Limewash will age/wear faster than brick, dependent on brick type and environmental factors; therefore, it is Homeowner's responsibility to remove or re-apply any limewashed exterior which becomes worn and visibly unattractive.
- Limewashed homes must be 3 houses apart to preserve the historical aesthetic of the community. This rule is consistent with the rule regarding the application of exterior paints to homes in the community.

#### Article VI Section 10. Driveways, Walkways, Patios

Driveways and sidewalks must be concrete. Driveways and sidewalks must be replaced when cracked and damaged. Any additions or revisions of driveway or sidewalk must be submitted via Modification Request Form and will be subject to approval by the ACC.

#### Best Practices

**Note:** As part of Edgewater Community's "Good Neighbor Policy", it is requested that you obtain signatures from 3 of your neighbors on the Modification Request (MR) Form. The 3 neighbors are your next-door neighbors and either your neighbor directly across the street or your backdoor neighbor directly behind you. This is based on who can see the modification. Your MR should be completely filled out with your complete description of the modification at the time you ask your neighbor for their signature, as the signing neighbor is responsible to clearly understand the modification. By signing, your

neighbor is agreeing the modification is agreeable to them. The lack of signatures from your neighbors does not prohibit the approval of any pending modification request by the ACC and Board.