

Executive Board
Arbor Rose Community Association
c/o Horst Property Management
330 Granite Run Drive
PO Box 3330
Lancaster PA 17604-3330

Memorandum

July 9, 2018

To: Arbor Rose Estates Homeowners
From: Executive Board ARCA
Policy Statement 2018-01
Subject: Solar Panels
Reference: Declaration of Restrictions and Easements Sections 7.3.1, 7.3.2, 7.3.3, and 7.5

This Policy Statement addresses the requirements for the installation of solar panels on properties within Arbor Rose Estates.

1. An Architectural Request must be submitted to the Association Executive Board for approval prior to installation of any solar panels.
2. Solar panels may be installed on the back roof of the house or attached garage. No panels shall be installed on the front roof facing the street.
3. Solar panels must be installed such that they are not visible from the street in front of the house at either corner of the lot.
4. Houses on corner lots will be evaluated on a case by case basis. A final decision will be based upon whether the panels are visible from either adjacent street.
5. Solar panels are to be maintained such that they do not degrade the appearance of the home or the property.
6. The Applicant is encouraged to have an Energy Audit and a Return on Investment (ROI) analysis performed by the Solar Panel contractor or an independent source prior to signing a contract. It is the homeowner's responsibility to determine whether the installation of a solar panel system installed in accordance with this Policy Statement is in their best interests.
7. The Applicant is encouraged to consult with either a Real Estate agent or Attorney regarding the long-term consequences of installing solar panels on a Principle Residential structure.
8. Installation of solar panels requires both Zoning Approval and a Building Permit.



Andrew J. Sherwood
President ARCA



William Weber
Secretary ARCA

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