

**Chimney Creek Conservation Estates Property Owners Association
Architectural Control Committee
Architectural Regulations and Design Standards**

Preamble

This Preamble embodies the beliefs and concepts on which Chimney Creek was founded. It introduces the role of the Architectural Control Committee (ACC), which was established in the Declaration of Restrictive and Protective Covenants for Chimney Creek Conservation Estates, and is overseen by the Board of Directors of Chimney Creek POA. The ACC exists to sustain the integrity and identity of our community and to protect our values, interests, and investments in Chimney Creek. Sustaining and protecting the community's rich natural green spaces and managing future growth of the community in a way that respects our natural environment and responds to the expressed needs and interest of its members will be our goal. Some restrictions are needed for the protection of other residents who share or will share in the community environment of Chimney Creek.

The role of the ACC is to provide architectural and environmental assistance to new and current residents before and during the construction of new homes, outbuildings, or renovation or modification of the exterior of existing homes and outbuildings.

If a lot/home owner plans to construct, renovate, or modify a structure, that owner must first consult the ACC Regulation and Design Standards, submit the required documents to the Chair of ACC, and obtain approval from the ACC before commencing any project. Lot/homeowners should contact the ACC Chair if they have any questions.

The ACC Regulations and Design Standards undergo periodic review and are updated to ensure they remain relevant to current conditions. Each revision replaces and supersedes all previous versions. This is a supporting document to our Declarations of Restrictive Covenants and does not intend to replace it.

CHAPTER 1 - OVERVIEW OF ACC

ACC Committee

ACC is a volunteer Advisory Committee to the Board of Directors. It consists of not fewer than three and not more than five members as determined by the Board and /or ACC Chairperson. If necessary, the absence of an ACC member may be filled temporarily by a member of the Board of Directors. Committee meetings require a 50% quorum.

Role of the ACC

1. Purpose - To preserve and maintain our community to protect our values, interests and investments in Chimney Creek
2. Implementation - The Board of Directors (BOD) and Chimney Creek Conservation Estates POA, by approving ACC Regulations and Design Standards, have authorized ACC to act in the interests of all members to approve or disapprove, grant variances where specifically provided for in these covenants, all plans, specifications, details, materials and color schemes for buildings and other structures to property (including demolition) and to establish restrictions on landscaping, and tree and shrub removal where applicable. Regulation includes consideration of, but not limited to, quality of construction, spacing on the building lot, aesthetic appearance, harmony with surroundings, impact of proposed construction or project upon neighboring properties, and other ecological considerations. All current and future property owners are encouraged to read ACC Regulations and Design Standards and contact ACC for any questions or clarification.

Compliance

1. ACC Regulations and Design Standards apply to all property, improved and unimproved, new single family residential home construction and all external additions or alterations to existing homes or structures (including demolition), and landscaping/tree and shrub removal where applicable. They also apply to repainting, if changing from the existing color scheme, re-roofing if changing existing roof color, septic field clearing, driveway widening, and other exterior renovation or repair.
2. All Chimney Creek property owners must comply with ACC Regulations and Design Standards. All property owners with concerns about compliance shall notify the chair of ACC as soon as possible so that preventative and/or remedial action can be taken.
3. All requests for improvement or modification of property must be made in writing, along with all necessary and applicable documents.
4. Property owners are financially responsible for any and all issues that may arise from noncompliance.

Scope of the ACC

1. ACC approval is required for any new construction or external modification of existing homes, other structures and landscaping, tree/shrub removal (where applicable). ACC must receive application and all relevant documentation at least thirty (30) days prior to the commencement of such construction.

2. In order to avoid unnecessary expense and revision, prior to submitting plans for a new construction, an initial meeting between the owner and ACC is encouraged. Review and approval of projects will include consideration of the project's impact on and harmony with the surroundings.
3. ACC will review plans and projects and return responses as promptly as possible. Any action by ACC members requires approval by a majority of the members. Projects will be reviewed within 30 days of receipt of the complete project/plans package. Any changes to previously approved plans and projects must be re-submitted for review prior to implementation.
4. The property owner will receive written notification of the committee's decision. If modifications are to be made, the applicant shall receive written notification and a future review will be planned.
5. If a variance is requested, the approval process may take longer, not to exceed 60 days.
6. Any inspection or approval by the ACC shall be for the sole purpose of ascertaining that the work complies with ACC requirements set forth in ACC Regulations and Design Standards and does not imply compliance with building codes, or any codes, regulations, or requirements of any government agency.
7. If an owner has questions about whether or not they need to apply to ACC before beginning work on a project, they should call or email the ACC Chair.

CHAPTER 2 - NEW CONSTRUCTION AND PROPERTY IMPROVEMENT/RENOVATION

New construction or any exterior property improvement and renovation of any dwelling, porch, garage, carport, or other structure should have approval by the ACC prior to any land clearing, grading or construction. Any addition or remodel that goes outside the existing footprint would need ACC approval, this includes decks or patios. Minor home projects and repairs, such as touch up painting, pressure washing, etc. do not require prior ACC approval.

Submittal of plans: All property owners planning new construction must provide:

1. Two printed sets of a site plan having dimensions of not less than 11"x17" nor greater than 24"x36" showing the proposed structure's location on the lot within the building setback areas specified by regulations, location of any proposed buried tank, and location of erosion control measures. Plan should also show the proposed driveway and the total area of land disturbance. No site work may commence prior to ACC's approval of the site plan and an on-site meeting with an ACC member and general contractor or representative and site subcontractor. Digital plans may also be requested by ACC.
2. Two printed sets of building floor and elevation plans having dimensions of not less than 11"x17" nor greater than 24"x36" which must show at a minimum the type of foundation, siding and roofing material, and color scheme.
3. A copy of a survey prepared by a licensed surveyor must be included if any property lines or setbacks have changed since the initial survey performed by Hafler Land Surveying in September 2009 for Chimney Creek Conservation Estates.

4. Provide contact information of the property owner and contractors. In the event the ACC must reach an owner in a timely manner, phone numbers and email addresses are the preferred method of communication.
5. A nonrefundable environmental impact fee of \$1,500 must be paid from the property owner prior to commencement of work.

Site Requirements:

1. No work shall commence on the site until the site plan is approved and an on-site meeting with an ACC member and the general contractor or representative and site subcontractor has occurred.
2. The proposed location of such structure and building setback lines must be staked on the lot. If the house or any improvements are sited within 5' of the setbacks, a surveyor must confirm adherence to setbacks.
3. The property line closest to the house and the septic system must be marked.
4. If a driveway will require a culvert at the intersection with the frontage road, the culvert shall be no smaller than 12" in diameter corrugated plastic (preferred) or galvanized steel.
5. Erosion control fences around the disturbed house site shall be installed the day clearing is completed and maintained during the time of construction.
6. Erosion control fences are required on the downhill side of the septic field and shall be installed the day clearing is completed and maintained during the time of construction. The disturbed area shall be mulched or seeded and straw applied no later than the next day after inspection by the health department.
7. Natural drainage or any existing road culvert shall not be changed or modified without approval.
8. Port-a-jons shall be utilized exclusively during the construction period and placed at least 50' from the edge of the road.
9. Repairing any road damage due to construction vehicles is the responsibility of the general contractor and/or property owner. Repairs must be approved by the Board.
10. Any access to the interior of the lot, other than the approved driveway, by any equipment or trucks along the road frontage shall be approved by ACC.
11. During construction, a dumpster for trash shall be provided on site as close to the house as possible.
12. No burning of debris in advance or during construction is permitted.
13. Cement trucks are not permitted to clean out their "drum" along the road right-of-ways in the development.
14. At any time, with proper notice, an ACC member shall be granted access to inspect the site during construction. When construction is complete, 2 members from the ACC shall meet with the general contractor and/or homeowner for a final inspection.

House size

Minimum size- Dwelling constructed shall have a minimum of 1000 square feet of fully enclosed habitable heated living floor area for one story buildings and, in the case of two or two and one

half story buildings, shall contain no less than 750 square feet of fully enclosed heated floor area on the main ground level and not less than 250 square feet of heated living floor space on the second floor or loft area. ACC, at ACC discretion, may grant variances from these square footage requirements when, in ACC's judgment, the topography of the lot and the location of the road right-of-way lines across such lot make it impractical or impossible to construct on such a lot a building that conforms to the minimum square footage requirements set out herein.

Maximum size - The primary dwelling constructed shall have a maximum of 5,000 square feet of fully enclosed, heated living area.

Maximum height - The maximum house height must not exceed 2 & ½ stories or no more than thirty-five (35) feet measured from grade at principal entry to ridge of roof.

Construction Methods - Conventional "Stick-built" homes are permitted. "Modular" and "Panelized" homes are also permitted as long as they meet the following definition: "A house which is brought in finished modules or panels on a truck bed and requires a crane to lift and place on a permanent foundation." No prefab 'manufactured' dwellings with a rolling chassis/frame or removable axle(s) and tongue will be allowed to be placed within the subdivision.

Incomplete Projects - New construction or any improvements, once commenced, shall be completed within eighteen (18) months unless an extension is granted by the ACC. Incomplete projects, where construction has ceased for ninety (90) consecutive days, or which have been partially or totally destroyed and not rebuilt within ninety (90) days, will be deemed a nuisance. ACC will attempt to contact the property owner and arrange a time frame in which the project will be completed or removed. If the owner fails to respond within twenty (20) days of notification of the nuisances, the ACC will implement procedures identified for violations at the expense of the owner, the cost of which will be levied as an assessment against the owner's lot.

Exterior Features

Siding - All exterior siding and trim must consist of materials that have a natural appearance and be primarily either of wood shakes, shingles, board and batten, lap board, concrete siding, or other natural looking building material as approved by the ACC. Stone, high quality cultured stone or brick may be used for accent only. Exterior walls may be left natural, stained, or painted. ACC, at its discretion, may permit other types of high quality exterior materials that are in keeping with the appearance of the materials listed above. No corrugated metal with shiny finish may be used on the exterior siding of the dwelling.

Color schemes - Color approval by ACC includes all parts of the exterior structure including house and window trim, all exterior doors, eaves, etc. When approving color schemes, keeping harmony of external color with existing structures and the natural environment and its location with respect to the effect on the view from the surrounding development will be considered. Earth tone colors are strongly encouraged to match our natural environment. Accent colors, if used in moderation, may be selected but requires approval by ACC if visible from the road or neighboring properties.

Basements, crawl space/foundation walls - All exposed block foundations must be veneered with approved materials (stone, brick, stucco).

Roof - Roofing materials with earth tone colors are preferred as they harmonize better in a wooded setting and make the roof less obtrusive. Specifically but not limited to, the colors of blue and red will not be permitted for any roofing. Approved roofing materials include class A architectural asphalt shingles, slate, artificial wood shake, or metal (if coated with a non-glare material). Roofing materials are subject to review and approval by ACC.

Chimneys - All chimneys with spark producing fires must be equipped with screens or chimney caps. Caps, vents and other protrusions from the roof must be painted black, dark brown, or the same color as the roof or siding.

Garage and outbuildings - A garage may be attached to the house by a common wall or breezeway or may be detached: if detached (free-standing), it will be considered as an outbuilding. No camp may have more than 2 outbuildings, and outbuildings must be less than 800 square feet of heated/cooled space per outbuilding. Secondary dwellings must be on the side or rear of the primary residence and must not be obtrusive to neighbors. Outbuildings must match the aesthetic of the house, and location and design must be approved by ACC. No portable, non-permanent outbuildings are permitted.

Utilities - Storage tanks (IE LP tanks, water tanks, etc) should be buried. Electric lines should also be buried.

Solar panels - Solar panels must be unobtrusive. Please see attached Model Solar Guidelines, Appendix A.

Landscaping, tree/shrub removal - All property owners are encouraged to respect our mountain setting and help minimize erosion that can damage our streams and green-spaces by minimally clearing trees and shrubbery unless required for purposes of view, air circulation, gardens, etc. Clear cutting is prohibited. All uprooted stumps that are visible from common areas must be removed. Removal or significant trimming of trees, brush, and shrubs, including but not limited to mountain laurel, wild azaleas, rhododendrons, or trees greater than 8 inches in diameter, must be approved by ACC. As much as is feasible, lots should be left in their natural state. The planting of native species is preferred with a strict prohibition against the planting of any invasive species. There is no approval required for the following: removal of dead trees, bushes or branches; the removal of any tree within twenty (20) feet from an authorized structure; seeding of septic fields and exposed graded banks to stabilize the soil.

Additionally, with notice to ACC, owners are permitted to remove trees beyond twenty (20) feet from an authorized structure that are in need of removal due to danger of falling and causing damage or harm to such structure.

With prior review and approval by ACC, owner is permitted to remove tree branches or trim bushes to improve sunlight to the property or to create or enhance a view. Said view shall not significantly increase the visibility of an owner's dwelling or outbuilding from any of the communal spaces, specifically but not limited to the Chimney Creek Meadow and the Lake.

Rules for Construction Crews

1. Heavy equipment that is blocking the road cannot be left unattended.
2. Any construction or service vehicles should be parked on the property in which they are working and not in any common areas. Parking along the road is permitted as long as other vehicles can safely navigate past. Neighboring driveways should be kept clear and unobstructed.
3. No open burning is permitted on the job site.
4. There will be no littering on the job site or adjacent properties. Trash, bottles, cans, paper wrappers, plastic, cigarette butts, etc. must be placed in appropriate containers on the job site.
5. No trash, fasteners (i.e. nails, screws, bolts, etc) may be thrown out along the development roads, and all items should be secured before traveling.
6. Any road damage due to construction vehicles is the responsibility of the general contractor and/or property owner. Repairs must be approved by the Board.
7. Work hours by contractors: 7am-7pm Monday-Saturday. Sunday - none. Exceptions may occasionally be granted with a 24 hour advance notice if sufficient reasons are given.

CHAPTER 3 - GENERAL REGULATIONS

Fires - With the exception of fires in a confined fire pit, there shall be no open burning or burning of materials in barrels or other open containers of any kind on any lot.

Exterior decoration - If exterior decorations (seasonal, etc) are seen from the road and are considered a nuisance, the ACC shall have the authority to request that they be removed.

Fences - In no event shall any fence be constructed in front of a house, nor shall any chain link fence be constructed on any portion of a camp.

Outdoor lighting - All outdoor lighting, including the location, intensity, and duration of such lighting, must be approved by the ACC, which shall have the right at any time to prohibit the use of any outdoor light which unreasonably interferes with the privacy of any other camp owner and such other camp owner's use and enjoyment of his camp at any time.

Tarps - Tarps or covers used outside (ex: on woodpiles) should be a neutral color that blends into the environment if it can be seen from neighboring properties, common areas, or roadways in the development.

Boat, RV or utility trailer storage - Storage of more than 7 days is prohibited unless it is not considered a nuisance. These items may not be considered a nuisance if they are not visible from neighboring properties, common areas, or roadways in the development.

Livestock - No swine, cattle, horses, ponies or other animals other than a reasonable number of dogs and cats, and up to 6 chickens (but no roosters) may be kept on any camp in the development at any time. See covenants for additional details.

Nuisances - Any object which might tend to create disorderly, unsightly or unkempt conditions; significantly loud noise or vibration which extends beyond property lines; or similar unreasonable behavior or activity curtailing or likely to curtail the reasonable pleasure and use of lots and common areas in the development shall be deemed a nuisance.

Rental of Homes/Renter Conduct- Homes within the development may be rented for no less than 3 months at a time, to the same person or family. No short term rentals (Airbnb, VRBO, etc.) are allowed. Owners are equally responsible at all times for the actions of their renters and the repercussions of said actions. See Covenants for additional information.

CHAPTER 4 - VARIANCES

Approval

1. ACC and the Board of Directors may approve reasonable variances from the regulations. Affected neighboring property owners will be given consideration.
2. If the ACC approves the variance, it shall notify the Board.
3. If the Board approves the variance, the ACC shall notify the property owner in writing of approval.

Denial

1. If the ACC denies the variance, it will advise the Board of its decision.
2. If the Board supports the ACC decision of denial, the ACC will advise the property owner that the variance has been denied, but that an appeal may be made to the Board. An appeal to the Board must be supported by written documentation justifying the appeal and why the decision should be overturned.
3. The Board shall notify the ACC of its decision, and the ACC will inform the applicant.

CHAPTER 5 - FEES, DEPOSITS, AND DEPOSIT RETURNS

Fees and Deposits

1. **Review Fee** - none
2. **Impact fee** - All property owners will pay a nonrefundable impact fee of \$1,500 upon approval of construction by the ACC. Each owner will pay only one Impact fee, and this fee will be placed in the capital account of the POA for use for future road maintenance

and repairs. Any significant road damage during construction is the responsibility of the contractor and/or property owner as outlined under the **Rules for Construction Crews**. **Compliance/damage deposit** - All property owners will pay a refundable compliance/damage deposit of \$2,500 upon approval of construction by the ACC. This deposit is fully refundable as long as there is no environmental or physical damage or lack of compliance with ACC regulations. Violations of ACC regulations may reduce or eliminate refund of deposit. Such violations include but are not limited to sediment run-off from construction site, uncontained debris/trash, contamination of streams, damage to or destruction of vegetation, damage to community signs, roads, bridges, or infrastructure. If the ACC notes that damage has occurred or is likely to occur, or compliance has not been met, remedial measures will be requested. If these measures are not implemented or remediation is not possible, all or part of the compliance/damage deposit is withheld until the requested action is implemented or damage evaluated. Any environmental or physical damages are the responsibility of the property owner, even if it is caused by a property owner's employee or hired worker.

- 3. Compliance/damage deposit refund** - when work has been completed, the ACC will visit the site to determine compliance with the ACC regulations. If the project has not met all standards, the ACC will provide recommendations to the property owner on steps to gain full compliance, if remediation is possible, and will recommend that all or part of the deposit be withheld or that additional charges are made. After construction is completed, any payment for damages not repaired by the contractor or property owner will be drawn against the compliance/damage deposit. In the event the damage repair cost exceeds the deposit, the property owner will be charged the difference between the balance of the deposit and the total cost of the repair. Satisfactory compliance is reported to the Board of Directors. The Board will either refund the entire deposit or a reduced amount that is based on either non-remediated damage, or any fines imposed or costs incurred by the Chimney Creek POA to repair road, environment, or any other damage not repaired by the contractor or property owner. The property owner will be given an itemized statement of all such expenditures. Any refunds will be issued within 30 days of ACC's final determination of compliance.

CHAPTER 6 - REGULATION AND DESIGN ENFORCEMENT PROCEDURES

Enforcement procedure - If the ACC receives a report of unauthorized work or violation of a regulation, it will attempt to contact the property owner and make all efforts to resolve the issue in the shortest time possible. If the property owner cannot be contacted immediately, ACC will make a site visit to confirm accuracy. If confirmed, ACC shall determine if the situation can be remedied and if there is any immediate danger to safety or property.

1. If there is no immediate danger and the situation can be remedied, ACC will make an additional attempt to contact the property owner. If unable to contact the property owner, or if the property owner is unwilling to remedy the situation, ACC will decide if a violation has occurred. If a violation has occurred, ACC will notify the Board of Directors, informing them of the specific violation and the fine range.

2. If there is no immediate danger and the violation cannot be remedied, ex: tree or shrub removal, the procedure noted in item 1 above will be followed.
3. If a danger to safety of property exists, or an environmental risk exists, ACC will attempt to reach the property owner immediately to remedy the situation. If unable to reach the property owner and it is crucial for corrective action to be implemented, ACC may contact the Board of Directors to request immediate remediation. The property owner and the Board will be notified of the violation in the same manner as in the procedure outlined in item 1 above.

Fines for violations - ACC is authorized to recommend fines to the Board of Directors for non-compliance with ACC regulations. If the Board decides a fine should be imposed, a fine not to exceed one hundred dollars (\$100) per day may be imposed for the violation and without further hearing, commencing five (5) days after the decision that the violation occurs. The following list of violations are examples of violations that may be subject to fines: starting a project without ACC approval; violating work hours; construction debris/trash on site or along road; unauthorized tree/shrub removal (up to \$100 per violation); unauthorized severe tree shrub pruning; failure to protect trees during construction; failure to add/change/remove an object or nuisance as requested; failure to control erosion; unauthorized temporary structures; blocking roadways/driveways/parking area; unauthorized/unattended fires; failure to remove hazard/junk/eyesore. The above list is intended to be a sample and not an exhaustive listing of all possible ACC violations.

Appendix A

SOLAR ENERGY SYSTEMS

PURPOSE OF GUIDELINES

Solar energy systems present a sustainable alternative to conventional energy technologies, with the potential to provide homeowners with a significant portion of their energy needs while safeguarding human health and environmental quality and enhancing property values and economic opportunities throughout the community. While [ASSOCIATION NAME] recognizes these benefits, it is important that these systems are installed in a manner that respects legitimate competing community interests. For purposes of these design guidelines, the phrase “solar energy system” includes both photovoltaic and solar heating and/or cooling technologies. For information on the benefits of solar, refer to the companion brochure *The Benefits of Going Solar: A Resource for North Carolina Homeowners’ Associations* for additional information.

APPLICATION REQUIREMENTS

All solar energy systems require ARC (architectural review committee or similar reviewing group in a HOA) approval. The following documents must be included along with the required application or request form:

- Plans showing visibility of the system from areas open to common or public access (e.g., public streets, neighboring lots, or association properties or common areas);
- A drawing (with dimensions) showing the proposed location of the system and how the equipment will be mounted, as well as a description of any visible auxiliary equipment, and;
- Photographs or manufacturer literature for all proposed system components including specifications, color, materials, etc.

Following submission of these materials, the ARC will either approve, request additional materials, recommend changes, or deny the system design and location as proposed or, if feasible, determine an alternate location for the system. If the ARC fails to render a decision on the proposed system design and location within thirty (30) days after the submission of all required application materials, approval will be automatically granted.

SYSTEM DESIGN AND PLACEMENT REQUIREMENTS

To the maximum extent possible, a roof-mounted solar energy system shall be installed so as to minimize its exposure when viewed from areas open to common or public access (e.g., public streets, neighboring lots, or association properties or common areas). Alternatively, the system may be ground- or pole-mounted, provided such a system does not extend above the fence line and is screened from view from areas open to common or public access.

Solar panels on front-facing or side-facing roof surfaces visible from areas open to common or public access must be mounted in the plane of the roof surface minimizing stand-off distance from roof. Panels in other locations may be angled to achieve optimum solar gain provided the top edge of the panel does not extend above the roof peak. All panels must be located entirely within a boundary defined by the roof eaves and peak. Visibility of the underside of the panels shall be minimized from areas open to common or public access.

MODEL SOLAR GUIDELINES

A Resource for North Carolina Homeowners’ Associations to Facilitate Solar Projects

Efforts must be made to make the solar energy system an integral and harmonious part of the architectural design of the residence. Visibility of any plumbing, wiring, or auxiliary equipment should be minimized as much as possible. All system components visible from areas open to common or public access and not involved in energy production should be painted to blend with roof coloring.

Because existing trees may reduce access to sunlight and thereby decrease system performance, the ARC will give special consideration to the limited removal of trees outside the normal tree removal requirements or processes. Removed trees shall be replaced to ensure no net loss of trees.

Exceptions to these system design and placement requirements shall be made if compliance with one or more of these requirements will result in either a significant increase in the cost of the system or a significant decrease in its

efficiency or specified performance. For purposes of this exception, "significant" means an amount exceeding 15 percent of the cost of the system, or decreasing efficiency or performance by an amount exceeding 15 percent, as originally specified and proposed. The ARC may require the applicant to provide a written statement by an independent solar energy expert documenting these cost or efficiency and performance impacts. In this case, the ARC will permit variances to these requirements to the minimum extent necessary to avoid significant increases in system costs or significant decreases in system efficiency or performance.

LANGUAGE AND REQUIREMENTS FOUND IN THESE MODEL SOLAR GUIDELINES WERE BASED ON GUIDELINES AND GOVERNING DOCUMENTS OF THESE NORTH CAROLINA COMMUNITIES:

Black Horse Run (Bahama, NC) Homestead at Mills River (Horse Shoe, NC)

Charleston Village (Apex, NC) Granite Crest (Rolesville, NC)

Kildaire Farms (Cary, NC) Wood Hall (Waxhaw, NC)

Braxton Village (Holly Springs, NC) Village Park Townhomes (Belmont, NC)

Seven Lakes Landowners Association

(Seven Lakes, NC)

Please note that it is not the role of our team to provide legal advice, and that nothing in this document should be construed or relied upon as such. The information provided herein is for educational purposes only.

EXAMPLES OF QUANTIFIED

REASONABILITY STANDARDS

— Restrictions may not result in:

CALIFORNIA \$2,000 increase in cost; 20%

decrease in performance [714(d)(1)(B)]

HAWAII 15% increase in costs (install, maintenance, and removal); 25% decrease in performance

NEVADA 10% decrease in performance

NEW JERSEY 10% increase in cost; no decrease in efficiency allowed

TEXAS Associations can prohibit installations in locations other than that designated by the association, unless the alternate location increases the estimated annual energy production of the device by more than 10% compared with a system placed in the area designated by the association.

NC SOLAR ACCESS LAW

The State of North Carolina limits the restrictions associations may place on residential solar energy installations. The full text of this law is available at:

www.ncga.state.nc.us/EnactedLegislation/Statutes/HTML/ByArticle/Chapter_22B/Article_3.html