

SOLAR COLLECTORS AND TUBES

Prior Approval Required

Requests will be considered on a **case by case basis**. This Kendall 2 Rule incorporates architectural requirements of the Village of Long Reach.

a) Unit owner must submit a completed and signed Long Reach Exterior Alteration Application and a SOCA Routing Slip accompanied by a comprehensive plan to include:

- **Number** of collectors
- **Dimensions of roof area** to be covered by the collector(s)
- **Location** of collector(s) which must
 - 1) Be located **directly above the unit and not exceed 1 foot above the surface** of the unit outer roof covering.
 - 2) Not extend **beyond the unit roof** on either side.

b) All applications must include a **site plan plus elevations** of the house showing the appearance of the collector.

c) SOLAR FAN COLLECTORS **must**

- **Include** how collector will meet and be secured to the roof to ensure weather-tight seal around unit and roofing to prevent leakage.
- In addition, for **collectors with exterior cables/wires**, show
 - **How** cables/wires **will be secured** in an inconspicuous manner on the roof.
 - **Where** cables/wires **will enter the unit**.

d) **Large collectors** shall appear to be flush with the roof and not laying on top of it. **Small collectors** may be laid on top and finished to look like a skylight.

e) Details must show **how** the collector **edges will meet the roof and how all areas where attached to roof are sealed** to prevent leakage.

- f) Collectors shall be constructed of **glass with wood or metal trim**. All trim shall be painted to match the background color of the roof to conceal it. All pipe work and/or cables shall be concealed.

NOTE: *When roof and collector colors do not match, a color photo of each shall accompany the application.*

- g) **Snow guards** are required for each collector install to minimize ice and snow run-off. The number of guards, location and size shall be determined by contractor performing the installation. The contractor shall consider the manufacturer recommendations, slope of roof, size of panel(s) and any variable specified by manufacturer and/or industry standard(s). Snow guard specifications shall accompany the application.
- h) **Freestanding collectors** normally should be located on the **rear roof** of the unit and **not visible from the road** wherever possible.
- i) **A signed Solar Waiver** form (Appendix A) assuming responsibility for all damage to any community or personal property resulting from a Solar install **is required**. The form shall **accompany the Exterior Alteration Application**.
- j) **All costs associated with removing and replacing** all approved solar collectors for maintenance, repair and replacement to the exterior of the unit **shall be borne by the unit owner**. This cost includes any special costs borne by the Association and/or its contractor to accommodate the collector(s).

Owner will be given **10 days** to have the collector removed. **If owner does not comply, the Association will hire a contractor** to remove said collector(s) and the **owner will be billed** for all associated costs.

- k) **All costs associated with removing** approved solar apparatus **and restoring the unit and adjoining structures/common areas to their original state** should a purchaser of a unit not wish to retain the solar collectors **shall be borne by the seller of the unit**.

SECURITY CAMERAS ON UNIT EXTERIOR

No Prior Approval Required Provided Camera Meets ALL SPECIFICATIONS

- a) Security camera(s) must
 - Be inconspicuous to the extent possible
 - Match or color complement exterior unit color
 - Be directed onto own limited common elements; e.g. front driveway, walkway, porch; rear patio/deck/stairs
- b) Owner shall
 - complete and sign a General Waiver form (Appendix B)
 - submit signed General Waiver form to MMG.

NOTE: At time of home sale, should buyer request removal of exterior security device(s), **current owner** must

- remove device(s)
- seal surface openings with materials that do not deter from aesthetic design of building
- where appropriate, paint surface to match

DECKS

Prior Approval Required for All Changes to Existing Decks

- a) Changes must be constructed entirely within the dimensions of the existing deck.
- b) Replacement materials shall match existing deck in size and color.
- c) Railing replacement shall mirror builder-installed structure in all aspects including height, size of railings and posts including spacing between.
- d) Applications shall include the following information
 - Area to be replaced. E.g., floor, railings, entire structure.
 - Drawings showing dimensions of proposed replacement and its relationship to the unit and existing deck. Railing replacement shall include all requirements of c) above.
 - Site plan showing relationship of the structure to adjacent structures.
 - Name of product material being used and color.
 - Sample of product. Can be **color** photo or brochure.
 - How materials will be transported to and from site.
 - Plans for restoring any common elements disturbed by construction.
 - Completed and signed **General Waiver** form (**Appendix B**).

NOTE: After removing deck boards, contractor should examine deck structure to determine that the boards are not broken, decayed or otherwise damaged. If damage is found, this information should be reported to the Kendall II Board of Directors.

AWNINGS

Prior Approval Required

a) Applications shall include the following information

- Dimensions of the awning.
- Sketch showing
 - relationship of awning to deck/patio.
 - dimensions of the deck/patio it will cover.
 - how high up on building the awning will be attached.
- Fabric sample. Attached a color photo and a description of the material.
- **Site plan plus elevations** of the home
- Completed and signed **Awning Waiver** form (**Appendix C**).

b) The awning shall be

- Used over the rear deck/patio only and not extend beyond.
- Retractable and made of **cloth** material only. No wood, plastic, metal, fiberglass or other such material will be approved.
- Of a solid, natural color without embellishments such as fringes, contrast trim, etc. Striped awnings must be natural in color, complement the home and harmonize with other awnings within a row or viewing area.
- Be retracted when not in use.

WOOD BURNING DEVICES and PRODUCTS*

1. Not Permitted

Examples include, but are *not limited to*, WOOD BURNING

- **Chimineas**
- **Fire pits**
- **Smokers**
- **Ovens**
- **Grills**

Wood burning devices, *and any wood product(s)* used to fuel such device*, cannot be placed upon nor used anywhere in Kendall II on the exterior of a unit's "limited common elements" such as patios, porches, balconies and yards. Nor can wood or wood products* be stored anywhere on the exterior of a unit's "limited common elements."

***PRODUCT EXAMPLES include, but are *not limited to*,**

Wood or Artificial Logs

2. Permitted.

Flavor chips placed in a closed metal smoker box designed for use on a grill.

CAUTION: *Allow chips to cool completely prior to disposal.*