

Roof Solar Energy Systems

Larimer Village Condominium Association members may be allowed to install roof mounted solar energy systems upon meeting the following requirements and conditions:

1. The entire solar energy system installation and roof mounted panels (including purchase, maintenance and repairs) are the responsibility of the homeowner.
2. The homeowner will cover the cost of removal and/or reinstallation of necessary portions of the solar energy installation in case of needed roof repairs, or other building exterior problems. Furthermore, the owner must cover the cost of repairing any roof damages that are determined to be due to the installation and/or the presence of the solar energy system. The homeowner shall provide proof of insurance coverage for these purposes.
3. The installation plan and appearance of the components must be presented to and approved by the association board of directors in advance of any contract for installation or related site work.
4. Proof of proper permits before the project begins and proper inspections of the completed installation shall be obtained and provided to the association board by the homeowner.
5. Any subsequent changes to the solar energy system must also meet these conditions and be submitted to the LVCA Board of Directors for approval.
6. The contract for the sale of a home with an installed solar energy system must include these conditions.

In accordance with the conditions in the new Indiana State Statute, House Bill 1196, the following additional information shall also be provided:

A. The site plan for the solar energy system to be installed shall include:

- (1) The property boundaries,
- (2) A description of the dwelling unit,
- (2) The color(s) of the solar energy system, and
- (3) Any screening to be used in connection with the solar energy system.

B. The identity of the proposed vendor and installer of the solar energy system

C. The plans and specifications for the solar energy system, including that:

- (1) The roof mounted system will not extend above or beyond the roof of the dwelling by more than six (6) inches,
- (2) The roof mounted system conforms to the slope of the roof and has a top edge that is parallel to the roof line, and
- (3) The frame, support brackets, and/or visible piping or wiring are of a black, bronze, or silver tone commonly available in the marketplace.