

Decora Park Solar Panel Guidelines

The board has adopted the following guidelines on June 22nd, 2022, to promote the use of solar energy for heating and cooling and to ensure uniform installation and design of solar energy systems.

In addition to conforming with all applicable codes and restrictions of the State of Michigan, the County of Macomb, and the Village of New Haven, all solar energy systems must follow the following guidelines:

General Solar Requirements:

1. A modification request must be submitted at least thirty (30) days in advance, and all plans must be pre-approved by the Decora Park Board of Directors before installation.
2. No solar systems may be installed on any homeowner property until all permits and approvals required by law have been issued.
3. Detailed plans for the solar system including proposed installation placement, mounting methods, number of panels, and location of all exterior system components must be included with the modification request.
4. Preferred location of solar panels is either a rear-facing, roof-mounted array, or a ground-mounted array (on the rear of the yard). Flush-mounted roof panels facing a street will be allowed if documentation is provided from the solar contractor indicating this is the only feasible location for effective solar generation.
5. Each solar system must be maintained in good repair and working order. Any solar system damaged, destroyed, or disused must be removed or repaired within ninety (90) days after such initial damage, destruction, or disuse.
6. A variance to certain sections of these guidelines may be granted if compliance with these guidelines would significantly increase the purchase price of the solar system or significantly decrease its performance or efficiency. If a homeowner seeks a variance, they must provide a minimum of two bids depicting the cost of installation of the solar systems – one bid in compliance with these guidelines and a second bid depicting the desired alternative location, unless the variance represents the only feasible installation location. The Decora Park Board of Directors may require bids or estimates from a second contractor to make an informed decision.
7. Solar panels smaller than one square foot in size and directly tied to lighting, cameras, or other electronics are not subject to the guidelines set forth in this document.

Roof-mounted Solar Guidelines:

1. Roof-mounted arrays must be parallel to the plane of the roof and must not be greater than twelve (12) inches above the roof surface to which it is attached.
2. Roof-mounted arrays must not extend beyond the perimeter boundary of the roof section to which it is attached and must terminate such distance from the edge of the roof as required by any applicable building and fire codes.
3. All piping and electrical connections should be located directly under and/or within the perimeter of the panels and must be invisible from all street angles.
4. Any frames, support brackets, or equipment installed on the roof should be matched to the color of the roof or otherwise be black.
5. All painted surfaces must be kept in good condition and is the responsibility of the homeowner.

6. The highest point of a roof-mounted solar panel array must be lower than the ridge of the roof where it is located.

Ground-mounted Solar Guidelines:

1. Ground-mounted solar systems must be installed in the rear of the yard and may not be installed in front yards.
2. All painted surfaces must be kept in good condition and is the responsibility of the homeowner.
3. Ground-mounted solar systems must be installed so that the ground surface beneath the panels and around the system may be maintained in accordance with HOA standards.
4. The ground surface beneath any ground-mounted solar system must allow for adequate drainage of rainwater and runoff from the solar system.
5. Ground-mounted solar systems may not be taller than 4 feet at the tallest point.

Approved by the Board of Directors June 22nd 2022.

Change History	
Date	Description
8 June 2022	Initial draft
22 June 2022	Revised draft at June Board Meeting