

MUTUAL OPERATIONS**PHYSICAL PROPERTY****Solar Panel Installation****MUTUAL OPERATIONS**

Resident Regulations

Solar Panel Installation – Mutual Five

California Civil Code section 714, Civil Code section 714.1, Civil Code section 4600, and most importantly, Civil Code section 4746, concern solar panel energy system rooftop installations.

All the Civil Codes noted above taken together, allow that the shareholder has the right to install a rooftop solar energy system “on the roof of the building in which the shareholder resides.” Under Civil Code section 714.1(b)(1).

Therefore, the Shareholder is allowed to have the exclusive use of that portion of the common area roof above their unit without the 67% approval required in Civil Code section 4600.

Architectural Solar panel installation rules, pursuant to Civil Code section 4746.

Any Shareholder applying for architectural approval:

- 1) Must notify each shareholder in his/her building of his/her proposed rooftop installation.
- 2) Such Shareholder and each successor shareholder must maintain liability coverage, (\$100,000 liability insurance.) providing the Mutual with the certificate of insurance within 14 days of approval and annually thereafter.
- 3) Installation and removal of any product that penetrates the common area roof, such as solar system support jacks, shall be performed by the roofing contractor that holds the guarantee, at the shareholders expense and requires a Permit from Physical Properties.
- 4) Installation, repairs and removal of the solar system itself, (not the jack) may be done by the solar system contractor, at the shareholder’s expense.
- 5) Cleaning of the solar system must be done by LW Service Maintenance, a LW approved Handyman or the solar system contractor, at the shareholder’s expense.
- 6) The shareholder and any successor shall be responsible for any damage to the common area roof from: a. the installation, b. repairs, c. cleaning and/or d. removal of the solar panels.

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- 7) The shareholder and any successor are responsible for maintenance and replacement of the panels. Replacement of the solar system itself (not the jack) requires a Permit from Physical Property.
- 8) The shareholder and any successor must restore the common area roof after panel removal. This requires a Permit from Physical Property. Any work that penetrates the roof must be done by the contractor company that holds the warrantee for that roof.
- 9) The shareholder and any successor must disclose the solar panel installation to prospective buyers and all related obligations as set forth above.

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ADOPTION
May 19

AMENDMENTS