

I. Solar Energy Systems

The LLPOA supports the use of Solar Energy Systems, as defined by MCL 559.309 (House Bill No. 5028, Homeowners Energy Policy Act; State of Michigan Act No. 68, 2024), which states that Homeowners Associations are to allow members to undertake the replacement, maintenance, installation, or operation of certain energy-saving improvements or modifications, or with the installation of solar energy systems.

As with any other building projects requiring prior BCC approval, the property owner must be a member in good standing with all assessments and fees paid in full. There is no fee associated with these energy system-related applications.

1. Solar Energy Systems – Energy Saving Improvement Guidelines

The LLPOA supports members interested in energy-saving improvements or modifications and/or installing the following on their property. All Members are required to comply with all applicable state and local building codes and permit requirements in the modification or the installation of a solar energy system or energy-saving improvement or modification.

The following items **do not** require members to seek approval from the BCC.

- a. Insulation
- b. Energy efficient appliances
- c. Energy efficient windows

The following items **do require** the filing of a 'Form for Approval of Proposed Solar Energy Plan' (found in the Appendix of the Comprehensive Membership Guide) with the BCC.

- a. Clothesline
- b. Air source heat pumps
- c. Ground source heat pumps
- d. Rain barrels
- e. Reflective roofing
- f. Solar water heater
- g. Electric vehicle supply equipment
- h. Energy efficient insulation materials
- i. Solar (including solar collector)

Note- A solar energy collector is defined as any means and/or devices used to harness solar, wind, or thermal energy.

2. General Provisions

- a. A member who seeks to install a solar energy system shall comply with the application requirements specified in the Application and Approval Process.

- b. A member who has previously submitted an application to install a solar energy system prior to the effective date of this policy statement may resubmit a written application to install such a solar energy system.
- c. All members with solar energy systems or energy-saving improvements are required to maintain, repair, replace, or remove a damaged or inoperable solar energy system or energy-saving improvement or modification in accordance with the Building Guidelines, Deed Restrictions and Somerset Township.

3. Application and Approval Process

Effective January 22, 2025, a member who wants to install a solar energy system or saving improvement, as detailed above, shall submit a written application to the BCC, entitled "Form for Approval of Proposed Solar Energy Plan." The written application under this section must include all of the following information and be submitted to the LLPOA Office. All items listed are subject to current building guidelines.

- a) A completed one-page Form for Approval of Proposed Solar Energy Plan.
- b) A drawing on the proposed project, including measurements.

Note: there is no application fee for filing this form.

These documents will then be forwarded to the BCC for review. Upon approval, the Association will provide the resident/their agent with authorization. For those projects requiring Township approval, LLPOA approval must be submitted with their Joint Permit Application to Somerset Township.