

SUMMERLIN SOUTH COMMUNITY ASSOCIATION

Distributed Generation Systems Policy

Rules and Owners' Responsibilities

1. Before installing any Distributed Generation Systems, including solar panels on the roof of a Unit Owners must submit an improvement request form pursuant to the Governing Documents. Approval of the Distributed Generation System shall be conditioned upon compliance with the terms and conditions set forth herein.
 - a. No Distributed Generation Systems or heating systems shall be constructed, erected, maintained, altered or changed within the Summerlin South Community Association (Association) until the plans and specifications have been submitted to and approved in writing by the Design Review Committee (DRC) as to harmony of external design and location in relation to surrounding structures and topography.
 - b. Any pipes, panels and external conduit of the Distributed Generation System must be painted to match the portion of the structure to which it is affixed and/or adjacent, to the extent possible.
 - c. The Association's preferred placement location for the solar panels of a Distributed Generation System shall be on the main structure of the Unit, located on the back side of the Unit with the least view from the street or the neighbors. If placing the solar panels on the back side of the Unit decreases the efficiency or performance of the system by more than ten percent (10%) of the amount originally specified for the system, as determined using the PV Watts Calculator maintained by the National Renewable Energy Laboratory of the United States Department of Energy, then the Owner may propose other locations for the solar panels of the Distributed Generation System. Owner must provide proof of the same to DRC and obtain DRC approval prior to installation of the Distributed Generation System.
 - d. If the Owner feels the cost of complying with the provisions of Section 1(b) and Section 1(c) herein exceeds three percent (3%) of the cash cost of the Distributed Generation System, and the Owner requests a "Variance" compliance with Section 1(b) and Section 1(c) herein, then the Owner must demonstrate the costs of compliance by providing the Association with a written estimate that: (i) is prepared by a solar installation company that is properly licensed pursuant to NRS Chapter 624 and is not affiliated with either the Owner or the Association; (ii) is dated not more than sixty (60) days before delivery of the written estimate to the Association; (iii) itemizes all costs of complying with the provisions of Section 1(b) and Section 1(c) herein, including, without limitation, labor, materials, professional fees, permit fees, inspection fees, financing charges and the costs of change orders; and (iv) shows that the cost of complying with Section 1(b) and Section 1(c) herein exceed three percent (3%) of the contract price for the installation of the Distributed Generation System.
 - e. Distributed Generation System solar panels installed on sloping roofs shall be placed parallel to the slope of the roof they are attached to. Distributed Generation System solar panels installed on flat roofs may have the solar panels vertically angled on one side, to the point that the vertically angled side will not exceed the height of the parapet walls on that roof. Distributed Generation System solar panels installed on flat roofs without a parapet wall shall have all solar panels mounted parallel to the slope of the flat roof.

- f. The required Distributed Generation System's electrical disconnect and meter equipment shall not be located on any exterior wall of the Unit or return walls of the Unit facing a community street.
 - g. Any Distributed Generation Systems inverters not directly mounted to the underside of a system panel must be installed inside of the garage of the Unit. Inverters may not be mounted to any exterior Unit, privacy walls, or streets, and must remain reasonably out of view of other Owners.
 - h. Any Distributed Generation Systems storage devices (i.e. batteries or other systems) must be installed inside of the garage of the Unit. Storage devices may not be mounted to any exterior Unit or privacy walls.
 - i. The Owner shall install a rodent protection screen, or other similar physical barrier, around all exposed sides of the Distributed Generation System. The screen or physical barrier shall be a color that matches the portion of the structure to which it is affixed and/or adjacent, to the extent the color is a commercially available stock item; otherwise, the screen or physical barrier shall be black or a color complementary to the solar panels and/or racking system of the Distributed Generation System.
 - j. According to NAC 624.200, in order to install a Distributed Generation System, the licensed contractor must have a C-2 and/or C-2g Nevada License. Therefore, the Owner must ensure that a specialized Nevada License Contractor that complies with all state, local, and other licensing requirements for the installation of a Distributed Generation System is utilized for the installation of the Distributed Generation System for the Unit.
2. Owner shall be solely responsible for any and all costs related to the installation, maintenance, repair and replacement of the Distributed Generation System, including the solar panels and any related equipment. Each Owner shall maintain in good condition and repair, at his or her sole cost and expense, the Distributed Generation System, including solar panels and equipment located on the roof. Owner shall be solely responsible for any damage to Owner's Unit, including the roof, which occurs during installation, maintenance, repair, replacement, or removal of the Distributed Generation System, or any damage caused by the solar panels themselves. Any repairs, restoration or work to repair the roof, or the exterior of the Unit, if such damage occurs, shall be performed in a good and workmanlike manner.
3. If at any time, and in the sole discretion of the Board, the Association believes that the Distributed Generation System, including the solar panels, need to be maintained, repaired, replaced or restored, then the Association shall issue a "Request for Compliance" letter to the Owner requiring the Owner to complete the necessary maintenance, repair, replacement or restoration within fifteen (15) days of the date of the Request for Compliance letter. If action is not taken within the fifteen (15) days, the Owner may be called to a hearing before the Board and "Sanctions" including fines, may be issued per the Governing Documents.

Adopted October 1, 2025