

**IMPERIAL RIDGE HOA – BOARD OF DIRECTORS
SOLAR POWERED ATTIC VENTILATION SYSTEMS
APPROVAL STANDARDS**

Background

Article VI of the Imperial Ridge Homeowners' CCRs grants the Board of Directors the authority to adopt specific standards or guidelines pertaining to architectural control. However, the State of Florida has made it clear with regards to energy devices that "a property owner may not be denied permission to install solar collectors or other energy devices by any entity granted the power or right in any deed restriction, covenant, declaration or similar binding agreement to approve, forbid, control or direct alteration of property." (Florida Statutes §704.07, §163.04)

Approval Standards

While the State of Florida statutes requires an HOA to permit the installation of solar powered attic ventilation systems (fans), it does not deny the Board of Directors the application approval process as established for any other architectural modification to the property. The Imperial Ridge HOA - Board of Directors establishes the following "reasonable" standards with regard to solar powered attic ventilation systems:

- a. **Location:** After reviewing the specific placement on roof of said fan(s), the Board can request the Homeowner to modify placement, as long as it does not decrease the performance or efficiency by more than 20%.
- b. **Device:** The solar powered attic fan device cannot exceed the dimensions of 28" x 28" x 15"; must be an approved product under the Florida Building Code - Windstorm Standards; rated to withstand hurricane force winds over 170 MPH; and exterior color finish blends with the existing roof at time of installation.
- c. **Installation:** All work connected with installation of said device must be performed by a Florida Licensed Contractor with appropriate workers compensation insurance. Additionally, proof of all necessary County permits must be presented to the Board prior to commence of the work.

Information identifying compliance with the above standards shall be presented with the Homeowner's request for approval.

Homeowner Liability

Homeowners who alter their unit's roof by installing solar powered attic fans are solely responsible for the cost of repairs due to leaks and/or damage to the roof, including but not limited to area surrounding the device(s). Moreover, Homeowner is responsible for maintaining the appearance of said devices to community standards. In the future, when the entire roof is replaced, said homeowners will be responsible for cost for removal and re-installation of their device(s).

Approved By: Imperial Ridge Homeowners Association, Board of Directors

Date: July 23, 2014