

**RESOLUTION OF THE EXECUTIVE BOARD OF
OLDE ORCHARD HILL HOMEOWNERS ASSOCIATION, INC.
ADOPTING POLICY No. 101 of 2026
REGARDING SOLAR PANELS**

This Resolution is adopted by the Executive Board of Olde Orchard Hill Homeowners Association, Inc. on the 9th day of October, 2026, and is effective immediately.

Recitals

The background of this Resolution is as follows:

- R.1. Olde Orchard Hill Homeowners Association, Inc. (the “**Association**”) is responsible for governance and maintenance of a residential planned community known as Olde Orchard, a Planned Community, located in Fairview Township, York County, Pennsylvania (the “**Community**”).
- R.2. The Association is governed by the Pennsylvania Uniform Planned Community Act, 68 Pa.C.S.A. §§5101 – 5414 (the “**Act**”) and the following (collectively the “**Governing Documents**”):
1. Olde Orchard Hill, a Planned Community Declaration, dated September 17, 2001 and recorded September 18, 2001 in the Recorder of Deeds Office of York County, Pennsylvania in Record Book 1456, Page 0988 (as amended from time to time, the “**Declaration**”);
 2. Olde Orchard Hill Homeowners Association, Inc. Bylaws (the “**Bylaws**”);
 3. Rules and Regulations adopted by the Board pursuant to the Act, the Declaration, or the Bylaws.
- R.3. Article V, Section 1.(a) of the Declaration sets forth the requirements of Unit Owners regarding any change to the exterior appearance of a Unit in the Community.
- R.4. The Association is authorized, pursuant to Section 5302(a) of the Act and Article VII, Section 2.(d) of the Declaration, acting through the Executive Board of the Association (the “**Board**”), to promulgate and enforce such rules and regulations as the Board deems proper and consistent with the Declaration and the Bylaws.
- R.5. The Board wishes to adopt reasonable rules and regulations regarding the installation of solar panels within the Community in order to maintain the aesthetics of the Community while providing for reasonable use of solar panels.

NOW THEREFORE, the Board hereby adopts the following solar panel rules and regulations for the Community (the “**Solar Panel Rules**”), which shall be binding upon all Unit Owners and their grantees, tenants, occupants, successors, heirs, and assigns who

currently or in the future may possess an interest in the Community, and which shall supersede any previously adopted rules on the same subject matter. Unless otherwise stated herein, all capitalized terms shall have the meaning assigned to them in the applicable Governing Document.

I. INTRODUCTION. The laudable goal of saving energy and incorporating equipment and systems into and on to homes or lots which do so has resulted in increased interest in the use of solar energy devices and equipment. The Board has determined that it is important to ensure that such equipment is reasonably controlled as to appearance and location of installation, so as to protect neighbors and the Community as a whole from unsightly equipment and/or installation. Accordingly, the purpose of these Solar Panel Rules regarding solar energy devices and equipment is to reasonably control use and location to protect home values and aesthetics in the Community, without preventing their use.

II. POLICY. These rules, regulations, and guidelines apply to all solar energy devices including, without limitation, solar panels and their associated components, solar tubes, solar skylights, or other solar energy devices which due to installation and use location are or may become visible from neighboring properties.

III. APPROVAL OF INSTALLATIONS. All installations of Solar Panels must be approved prior to the start of installation.

1. Detailed plans for installation and placement of any solar panel/energy device must be submitted to the Architectural Review Committee (the “**ARC**”) for review and receive written approval from the Association prior to such installation in accordance with the procedures and on the forms required for any other exterior improvements to the Unit (an “**Architectural Request**”). Any work completed without prior approval is subject to a fine and order for complete removal at Unit Owner expense.
2. An illustrated brochure of the proposed system, which depicts the materials to be used, and clear drawings showing the location and number of collectors, the attachment to the roof structure, the location of exterior system components, and other relevant details, shall be submitted with the Architectural Request. The ARC or Board may request additional information or materials if necessary.
3. All applicable Federal, State and Local government and agency permits are required for the installation of such device and ancillary equipment. The ARC’s approval, if any, will be conditioned upon receipt of Township/State permits, as applicable, and installation by a licensed, insured, and qualified vendor. The Unit Owner is entirely and solely responsible for knowing what permits may be required and obtaining any such permits before installation begins.
4. Unit Owners are urged to check with their home builder, installer, or insurance company prior to installation of devices for how such installation may impact their

roof warranty or other aspects of their structure. Neither the ARC nor the Board or officers of the Association are liable to the Unit Owners for roof damage or for effects to roof warranties. The Association and its Board members and officers have no expertise or special knowledge regarding such systems and therefore the Association's approval for installation of any such device(s) or system is not a representation that the system chosen by an Owner is safe to use or is compatible with Owner's roof or other structures on the Unit or the Unit involved, and Owner assumes and bears all risk regarding installation and use of such a system.

IV. TYPES AND LOCATION

1. Only commercially or professionally made devices are allowed. Homemade devices will not be permitted.
2. Ground-mounted or pole-mounted solar panels are not permitted.
3. Roof-mounted solar panels are permitted, provided that the preferred location shall be rear-facing or side-facing array. Street-facing mounted arrays shall be permitted only upon receipt from a qualified contractor that this is the **only** feasible location for effective operation of the solar panels (i.e., that neither a rear-facing nor side-facing array will provide a reasonable source for the home).

V. ROOF-MOUNTED SOLAR PANELS

1. Roof-mounted Solar Panels must be installed so that the panels are flush-mounted and centered on the Board approved roof location of the house.
2. Solar panels shall be integrated into the design of the home and shall be flush with the slope of the roof. Solar units must not break the highest point of the roof ridgeline. The color of the solar shall match the color of the roof shingles to the fullest extent practical.
3. Solar panels should be positioned as low as possible on the roof extending wider rather than higher on the roof plane. The solar panels, piping or any exposed part of the installation may not be higher than the roof peak. Electrical components shall be located directly under and/or within the perimeter of the panels and placed as inconspicuously as possible when viewed from all angles.
4. Visibility of devices and their components must be minimized from public view and may be required to be screened from neighboring property in a manner approved by the ARC.

VI. CONSTRUCTION/FINISH. All roof-mounted equipment, (excluding the face of the solar panels), must match the color of the roof material. Exposed surfaces such as any frame or support for panels, but excluding the exposed collector

panel face itself must be painted to match, or the color of the materials used must match, the surface on which it is mounted.

VII. MAINTENANCE. Homeowners will ensure that all surfaces of such devices or equipment, whether painted or colored materials, are properly and timely maintained to prevent peeling and cracking of paint or loss of coloration or other deterioration to the point where the equipment becomes unsightly and/or incompatible with the aesthetic standards of the Community.

VIII. APPROVAL OF DECOMMISSIONING. Decommissioning of solar equipment will also be subject to Architectural review to ensure roofline integrity and aesthetics.

IX. INFRACTION

1. Once a violation of these Solar Panel Rules has been reported to and confirmed by the Board, the violating Unit Owner shall be notified in writing, and, if not corrected in a timely manner as set forth in the notice, fines will be assessed.
2. At the Board's discretion, legal action may be taken against the violating Unit Owner at any point once a violation has been confirmed, but in accordance with applicable provisions of the Governing Documents or the Act. Additional fines will continue to be imposed and accrue while legal action is in process if the homeowner remains in violation of these Solar Panel Rules or any other provisions of the Association's Governing Documents.

X. FINES

1. Violations of these Solar Panel Rules will subject the Unit Owner to the provisions set forth in the Governing Documents.
2. All fines imposed by the Association upon an Owner shall become part of the Association's automatic lien on the Unit and may be handled and foreclosed upon in the same fashion as if it were a lien for unpaid assessments under the Association's Governing Documents and the Act. The Association may also file legal action to obtain a personal judgment against the Unit Owner to further protect its interests regarding the unpaid fine(s). The amount owing shall include interest, and all costs and expenses, including attorney fees, regardless of whether legal action is filed, incurred by the Association in the enforcement of these Solar Panel Rules.

XI. SEVERABILITY. If any provision of these Solar Panel Rules is found by a court of competent jurisdiction to be invalid, the remainder of these Solar Panel Rules shall remain in full force and effect. If any provisions of these Solar Panel Rules are superseded by applicable Federal or State statutes, they shall be interpreted to be valid to comply with such applicable statutes to the fullest extent available.