

**CEDAR CROSSING II MASTER HOMEOWNERS ASSOCIATION RULES AND
REGULATIONS REGARDING
THE INSTALLATION OF SOLAR ENERGY SYSTEMS**

In the interests of the health, safety, and welfare of the Association, the Board has adopted the following Rules and Regulations:

1. Any Owner interested in installing or maintaining a solar energy system shall abide by these rules for solar energy systems.
2. Solar Energy System (“SEG”) is defined as:
 - (a) a complete assembly, structure, or design of solar collector, or a solar storage mechanism, which uses solar energy for generating electricity or for heating or cooling gases, solids, liquids, or other materials; and
 - (b) the design, materials, or elements of a system and its maintenance, operation, and labor components, and the necessary components, if any, of supplemental conventional energy systems designed or constructed to interface with a solar energy system.
3. Wind energy collection, rain water collection and composting systems *are not* allowed.
4. SEGs may only be installed on buildings within an Owner’s Lot that are less than thirty (30) feet or less in height, subject to these Rules. SEGs shall not be installed: (a) on buildings within an Owner’s Lot that are greater than thirty (30) feet in height, (b) on the ground of an Owner’s Lot, or (c) on any buildings or land within the Common Area without the prior written consent of the Board.
5. SEGs may only be installed on the exterior of a building within an Owner’s Lot, provided that the Board, at its discretion, shall determine the specific location where the SEG may be installed on the roof within an orientation to the south or within 45 degrees east or west of due south provided that the determination does not impair the effective operation of the SEG.
6. Owners who desire to install such an SEG must submit an application in writing to the Board prior to installation detailing the plans, specifications and proposed location of the SEG on a building within the Owner’s Lot. The Board shall process the application within 90 days upon receipt of the application.
7. To protect the health, safety and welfare of the residents, the Board strongly suggests that SEGs be professionally installed. If the owner uses a professional installer, the owner must provide proof that the contractor is insured and licensed.
8. In order to protect the health, safety and welfare of the residents and their property, the Board reserves the right to inspect the installation and maintenance of the SEG.

9. The Owner shall be responsible for all costs of installation of the SEG, and once installed, the owner will be responsible for the operation, upkeep and maintenance of the SEG, at the Owner's sole expense.

10. The Owner shall at all times keep the SEG in good repair.

11. Any damage to the building or the Owner's Lot caused by the installation and/or operation of the SEG shall be at the Owner's sole expense.

12. The Owner is responsible to obtain all required permits and comply with all local ordinances and State laws in constructing and maintaining the SEG.

13. The Owner hereby indemnifies and holds harmless the Board of Directors, the Association, its agents and members from any and all claims, controversies or causes of action resulting from the installation or use of the SEG, including the payment of any and all costs of litigation and attorneys' fees resulting therefrom. Owner agrees to be responsible for any damage to the property or any injury to any individual as a result of the installation or operation of the SEG.

14. Upon transference of the ownership or occupancy of the Lot, the Owner shall inform the successor in title, including any purchaser by Articles of Agreement for Warranty Deed, or tenant, of the existence of these Rules and Regulations and the obligations set forth herein. All obligations herein shall pass to any successor in interest.

15. All SEGs shall be constructed in strict compliance with these Rules and Regulations. Any deviation from these Rules and Regulations without the written consent of the Board of Directors may result in the dismantling and removal of the SEG by the Association, in addition to the levying of fines. All costs of removal and restoration shall be borne by Owner. The Association reserves the right to levy a continuing and daily fine for each and every day an unauthorized SEG shall remain on the premises after the Owner has been notified to remove it, or advised to re-install the SEG in conformance with the Rules and Regulations. The fine shall be set by the Board of Directors in accordance with approved guidelines for fines.