

Make the following changes to the BPA Handbook Revision A, dated January 2009,
in order to accommodate the architectural review of Solar Panels in Biltmore Park.
[The text is a modified version of the Biltmore Lake guidelines provided by Biltmore Farms].

Page iv, modify Table of Contents to read: “5.17 Solar Panels and Collectors.....18”

Page v, modify Table of Contents to read: “6.21 Solar Panels [DELETED].....23”

Page 23, change paragraph 6.21 Solar Panels to “6.21 Solar Panels [DELETED]”

Page 18, add the following text:

“5.17 Solar Panels and Collectors

ACC approval is required for all solar panel/solar collection system installations. The ACC submittal information shall include photos and specifications for the proposed equipment, a drawing showing how the equipment will be mounted to the house, and a description of any visible auxiliary equipment. Proposed installations may be denied based on appearance considerations at the discretion of the ACC.

In general, solar panels shall be an integrated part of the roof design and shall be placed on roof surfaces where they are least visible from the street. Ground mounted solar panels are prohibited.

Solar collector panels shall have an anti-glare or non-reflective coating. Reflection angles from solar panels shall be oriented away from neighboring homes, public rights-of-way and public property to mitigate negative health, property, and safety impacts. Conduction of a glare study is strongly encouraged.

Solar panels and related equipment must be firmly secured to the roof in accordance with local building codes.

The color of solar panels, piping, and related equipment must match or closely resemble the color of roofing materials on a house. All pipes, wires, and control devices must be screened from view. Piping penetrations through a roof must be within one foot of the panels.

Any tree removal or extensive tree trimming associated with the installation of solar panels must be pre-approved by the ACC per paragraph 5.14.

Solar panels on front-facing roof surfaces or on side-facing roof surfaces adjacent to a street must be mounted flush with the roof surface (parallel to and within 8 inches of the roof plane). Panels on rear-facing or side facing roof surfaces may be angled up to 45 degrees from the roof surface to achieve optimum solar gain, provided one full edge of the panel is parallel with and within 8 inches of the roof surface and the panels do not protrude more than 3 feet to 6 feet from the roof surface at any point. Solar panels must be mounted with one side parallel with the eaves, and must be set back at least 5 feet from the eaves or from hip lines. Placement of solar panels and related equipment may not project vertically above the peak of the sloped roof to which it is attached. It is desirable that the underside of panels not be visible from the street. .

Solar collection systems for water heating or electric generation may not exceed 120 square feet for each system with a maximum of three solar panels on any house for water heating and three for electric generation, unless the systems are integral with the roofing material (e.g., designed to fit with the coursing of roof shingles).”