

Solar Panel Guidelines

1. The installation of a solar energy panel by an owner or resident on the owner's or resident's property must comply with the following requirements:
 - a) Meets applicable health and safety standards and requirements imposed by state and local permitting authorities;
 - b) When used to produce electricity, meets all applicable safety and performance standards established by the national electric code, the institute of electrical and electronics engineers, accredited testing laboratories, such as underwriters laboratories, and, where applicable, rules of the utilities and transportation commission regarding safety and reliability.
 - c) Receive a permit issued by the City of Bellevue for installation.
2. Additional requirements or limitations:
 - a) Prohibit the visibility of any part of a roof-mounted solar energy panel above the roof line;
 - b) Permit the attachment of a solar energy panel to the slope of a roof facing a street only if:
 - i. The solar energy panel conforms to the slope of the roof; and
 - ii. The top edge of the solar energy panel is parallel to the roof ridge;
 - c) Require:
 - i. Any visible solar energy panel mounting framework, support brackets, piping or wiring to be painted to coordinate with the roofing material;
3. For purposes of this section, "solar energy panel" means a panel device or system or combination of panel devices or systems that relies on direct sunlight as an energy source, including a panel device or system or combination of panel devices or systems that collects sunlight for use in:
 - a) The generation of electricity.

Note: All proposed Solar Panel Designs (roofing changes) must be submitted on CRC Form B (<http://www.somerset98006.org> under the CRC tab) for review and approval. Approval must be obtained prior to any installation. Note as technology changes, adjustments in how solar panel designs are reviewed by the CRC may change over time. These changes may or may not be captured in revisions to this documentation. It is a Covenant requirement that proposed solar panel designs be reviewed and approved by the CRC prior to any solar panels being installed. This approval requirement is documented in the Somerset Community Covenants.