

Horseshoe Ridge Estates Homeowners Association

Policy for Renewable Energy Device Requirements

On behalf of the Horseshoe Ridge Estates Homeowners Association (“the Association”) the Horseshoe Ridge Board of Directors (“the Board”) has adopted and added the following policy to the Association Declaration of Covenants, Conditions, and Restrictions (CCR’s).

Purpose:

To adopt a policy governing the installation of renewable energy devices (e.g., solar arrays, wind turbines) pursuant to Colorado House Bill 21-229 and Colorado Revised Statute (“C.R.S.”) 38-30-168. While the Association is prohibited from denying installation of renewable energy devices, the Association can impose “reasonable” restrictions on installation of said devices. These restrictions can include aesthetics, safety, and installation requirements.

Definition

“Renewable Energy Devices”: installed equipment intended to produce energy primarily for on-site consumption from renewable sources such as wind turbines and solar energy panel arrays.

NOW, THEREFORE, IT IS RESOLVED that the Association does hereby adopt the following policy to govern the installation of renewable energy devices:

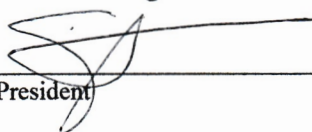
1. Exterior maintenance – Duty to maintain approved renewable energy devices:
The property owner is responsible for the upkeep of any approved or existing renewable energy devices on the property. Owner must conform to any land use authority requirements and regulations as well as maintaining said renewable energy devices and all related improvements in accordance with the conditions of the approval agreement issued by the Board. This requirement terminates only with the complete removal of the system by the owner.
2. Allowed Uses:
 - A. Roofs: Professionally installed solar arrays are permitted on roofs of structures within the building envelope or on the roof of other previously approved structures with Architectural Control Committee (ACCO) approval.
 - B. Utilities: All utilities shall be buried underground from their primary source adjacent to the lot line at the owner’s sole expense. This requirement extends to any connection from freestanding or detached renewable energy devices to any structure on the property.
 - C. Renewable Energy Devices: Notwithstanding any current law or ambiguity therein, renewable energy devices placed on roofs as well as any detached or freestanding devices (e.g, solar panel arrays, wind turbines) must be approved on a case-by-case basis by the ACCO and the Board. It is the obligation of the property owner to submit construction plans for prior approval. Original designs and improvements shall have the least visual impact as possible without incurring unreasonable expense to the owner and may include site specific landscaping or screening for final approval.

In all other respects, the Declaration of Covenants, Conditions, and Restrictions (CCR’s) of the Horseshoe Ridge Homeowners Association shall remain in full force and effect.

The undersigned, being the President of the Association certifies that the foregoing policy was adopted by the Board of Directors of the Association at a duly called and held meeting of the Board of Directors on the:

8th Day of August, 2024

Horseshoe Ridge Estates Homeowners Association



President