

## RESOLUTION

WHEREAS, the Stone Creek Homeowners Association, Inc. (“Association”) is an Illinois not-for-profit corporation, organized and operating for the purpose of administering and maintaining the property commonly known as Stone Creek Homeowners Association; and

WHEREAS, Association is administered by a duly elected Board of Directors in accordance with a certain Declaration and By-Laws; and

WHEREAS, the Board of Directors is charged with the responsibility of maintaining the property and acting in the best interests of the members of the Association; and

WHEREAS, the Board of Directors is charged with ensuring the health, comfort, safety and general welfare of the members of the Association; and

WHEREAS, the Board of Directors has deemed it to be in the best interests of the Association to adopt rules regarding the installation of solar energy systems, in conjunction with the Homeowners’ Solar Rights Act of Illinois.

### IT IS THEREFORE RESOLVED AS FOLLOWS:

1. Any owner interested in installing a solar energy system should refer to the following instructions for installation of 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. SEGs may only be installed on the exterior of the Dwellings in a location where the SEG is not visible from the street facing the front of the Dwelling, provided that the Board, at its discretion, shall approve the specific location where the SEG may be installed on the roof so long as the determination does not impair the effective operation of the SEG. The only exception to the foregoing shall be for Dwellings located in corner Lots where the back of the Dwelling is visible from the side street. In that case, installation of an SEG in a location that is visible from street abutting the side of the Owner’s Lot shall be permitted. Any conduit must be run through the attic so as to not be visible on the exterior of the Dwelling. If, in the opinion of a licensed professional, conduit must be installed on the exterior, the Board must be notified of the circumstances. Further, the conduit/any roof mounted equipment must be strategically placed in

a location where it will not be visually prominent and painted the same color as the Dwelling/roof to minimize any visual impact. The paint must then remain in good condition (not chipping, etc.) and maintained by the Owner. SEGs may not be installed on the common areas without the prior written consent of the Board and may be installed only on portions of the property within the Owner's exclusive use. Roof mounted systems must be installed so that the panels are flush mounted and centered on the back side of the Dwelling if sufficient space is available or, if sufficient space is not available, the patio roof should be used/extended.

4. To protect the health, safety and welfare of the residents, the Board mandates that SEGs be professionally constructed and installed. No homemade devices will be permitted for use and/or installation at the property. Each Owner must provide, in advance of inviting his/her professional installer to the property, proof that the contractor is insured (both liability and workman's compensation) and licensed.

5. In order to protect the health, safety and welfare of the residents and the property, the Board reserves the right to inspect the installation and maintenance of the SEG.

6. Once installed, the Owner will be responsible for the maintenance of the SEG. If additional cost is required to maintain the portion of property on which the SEG is installed, the Board may assess this cost back to the Owner. In addition, if it is necessary to perform maintenance on or inspect the portion of the property where the SEG is located, as determined by the Board or the Board's contractor, the Owner shall be advised accordingly and the Owner shall be responsible for removing and reinstalling the SEG at the Owner's sole expense.

7. Upon completion of the installation, the Owner shall, at the Owner's sole expense, provide the Board with a report from a licensed roofing inspector documenting that the roof has not been compromised by the installation of the SEG. If the report indicates that the roof has been compromised, the damage shall be remedied by the Owner at the Owner's sole expense.

8. The Owner shall at all times keep the SEG in good repair. Failure to do so after five (5) days' notice from the Board may result in the removal of the SEG at the Owner's expense.

9. The Owner shall be responsible to fund the cost of any maintenance, repair or replacement to the property resulting from installation and/or operation of the SEG. In addition, the Owner must restore the property to its original condition upon removal of the SEG.

10. The repair of any damages to the Owner's property, the property of the other owners, and/or the common areas, resulting from the installation, maintenance and/or operation of the SEG shall be at the Owner's sole expense.



11. The Owner shall indemnify and hold 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 shall 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.

12. Upon transference of the ownership or occupancy of the unit, 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.

13. 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 without notice. 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.

APPROVED THIS 15 DAY OF June, 2020.

BOARD OF DIRECTORS

STONE CREEK HOA ASSOCIATION

By: Maelyn S. Marich

Its: President