

**RESOLUTIONS OF THE BOARD OF DIRECTORS
ADOPTED AT A REGULAR MEETING**

At its duly noticed meeting of the Board of Directors of **BOONE'S TRACE PROPERTY OWNER'S ASSOCIATION, INC.**, a Kentucky nonprofit corporation (the "Association"), held on

Voted on by board member via
email and passed December 12, 2019

, the Board approved and adopted the following resolutions:

BE IT RESOLVED that the Board of Directors ("Board") of the Association recognizes that regulations are necessary for solar panel systems in order to balance the goals and desires of the Boone's Trace Community ("Boone's Trace") while maintaining high-quality standards of architecture and streetscape in Boone's Trace.

BE IT RESOLVED that the Board of the Association desires to establish guidelines for the regulation of solar panel systems to provide clear and definitive guidance to the Association members.

BE IT FURTHER RESOLVED that The Board duly adopts the following guidelines for solar panel systems within Boone's Trace.

1. All plans for the installation of solar panel systems, (a "solar panel system" means any solar panel device, structure, mechanism, system or series of mechanisms which uses solar radiation as a source for heating, cooling or electrical energy), in Boone's Trace must be pre-approved by the Architectural Control Committee ("Committee") and reviewed on a case-by-case basis. Any future modification, replacement, restoration or change to the previously approved solar panel system must be submitted for review and approval by the Committee prior to the making of any such modification, replacement, restoration or change.
2. No solar panel system may be installed on any residential roof until all applicable permits and approvals required by law have been issued.
3. Solar panels may be installed only on the rear roof of a Boone's Trace principal residence, unless the rear roof of the principal residence faces/is visible from the Boone's Trace National Golf Course, in which case no solar panel system is allowed on such rear roof ("Permitted Roof"). For any principal residence located on corner lots where the Permitted Roof of that primary residence is visible from a side street (but not from the Boone's Trace National Golf Course), installation of a solar panel system on that Permitted Roof of the principal residence under these circumstances will not be considered a violation of these guidelines.
4. All components of the solar panel system must be integrated into the design of the principal residence.
5. Only black covered non-reflective solar panels, brackets and mounting hardware are permitted to be used.
6. All solar panels must be mounted flush/parallel with the roof line- no angled installations. No portion of the solar panel system may extend above the peak of the roof on which is it mounted. No portion of the solar panel system shall have any mechanical action or movement. No tip-up brackets or raised solar panel mounting brackets are permitted. Conduits must be located under

the roof and not exposed on the roof. No solar panel system may extend beyond the perimeter boundary of the roof section to which it is attached. All power cables, inverters, meters, transformers and energy storing devices such as batteries or capacitors shall be located within the principal residence. No parts of the solar panel system shall be ground-mounted. No solar panel system may cover more than 75% of any roof.

7. Only commercially or professionally made solar panel systems may be installed. No “home-made” solar panel systems shall be permitted due to the safety and aesthetics aspects of such solar panel systems.
8. Residential owners must use a licensed contractor who is qualified to install solar panel systems.
9. Residential owners must obtain any necessary building permit for installing solar panels and ensure the installation meets all applicable codes, rules, laws, regulations and ordinances.
10. All solar panel systems shall be installed in conformance with all applicable governmental codes, rules, laws, regulations, and ordinances, including but not limited to, all applicable zoning, building, and fire codes.
11. All approved solar panel systems shall be maintained in good repair and working order. Any solar panel system that is damaged, destroyed or disused must be removed or repaired within ninety (90) days after such initial damage, destruction or disuse. Any solar panel systems that are not maintained in good repair and working order shall be required to be removed. Any solar panel systems that reach the end of their useful life shall be removed within ninety (90) days thereafter. Any inoperable solar panel system shall be removed within ninety (90) days thereafter.
12. The residential owner must ensure that all surfaces and equipment associated with the solar panel system is properly maintained to prevent peeling, cracking of paint, loss of coloration, or other deterioration.
13. Permitted solar panel systems must match the color of the roof and be designed in a square or rectangular pattern on the roof. All framing, piping, control devices, boxes, conduit and wiring must be painted to match the color of the roof. All framing must use a non-reflective finish.
14. No ground-mounted solar panel system may be installed in Boone’s Trace.
15. No solar panel system shall reflect glare onto neighboring properties or toward the Boone’s Trace National Golf Course and shall be subject to removal if such glare occurs.
16. No such solar panel system shall disturb the serenity of or be an annoyance or nuisance to the occupants of neighboring Boone’s Trace properties, see CCR Article IV #5. Any residential owner adding a “net metering” configuration as part of their solar panel system installation must ensure that there is no encroachment or infringement of any kind on any other property owner’s electrical service.
17. The residential owner shall indemnify, defend and hold harmless the Association, its agents, directors and officers from and against all claims, damages, liability, losses and expenses (including attorney fees) arising directly or indirectly out of or incident to the installation, use, maintenance, or condition of the permitted solar panel system.
18. Residential owners are advised to check with their builder or insurance company prior to installation of any permitted solar panel system for how such installation may impact their roof warranty or other aspects of the residential structure. The Association’s approval for installation of any permitted solar panel system is not a representation that the permitted solar panel system chosen by the residence owner is safe to use or is compatible with the residence owner’s roof and such residential owner assumes and bears all risks regarding installation and use of such permitted solar panel system.
19. The residential owner desiring approval of a solar panel system shall submit to the Committee detailed plans for the proposed installation, including the name of the installation company and

representative contact information, schematic and technical drawing of the proposed installation and manufacture's installation and placement specifications for the solar panel system, the proposed location and number of solar panels, the method of attachment to the roof structure, the pitch angles of the solar panels, visual rendering of the solar panels from the ground view, photographs of the roof, the solar panels orientation, the location of all exterior solar panel system components, a detailed material list of the solar panel system to include dimensions, colors and style, and mitigation measures to shield the solar panel system from bird-nesting under the solar panel system.

20. If the residential owner fails to perform promptly and fully as provided in these guidelines, the Association Board may enforce these guidelines, levy fines and seek appropriate relief in court, including for removal of the non-compliant solar panel system.

The remainder of the business transacted at such N/A vote was over email meeting was reported in an additional set of secretary minutes therefor.

Brent McKune 12/12/2019

Secretary