

**Harvest Run Phase I & II Homeowner's Association  
Energy Policy Statement**

**WHEREAS**, this organization is a common interest community association and not-for-profit corporation organized and existing under the laws of the State of Illinois; and

**WHEREAS**, the affairs of this corporation are managed by its Board of Directors; and

**WHEREAS**, this corporation and its Board of Directors are responsible for managing certain real estate in the County of McHenry, State of Illinois, which real property is subject to the provisions of the Declaration of Covenants, Conditions and Restrictions for "Harvest Run Phase I & II", which was recorded as Document No. 95R 004871 on February 13, 1995 with the McHenry County Recorder of Deeds (hereinafter, "Declaration"), as amended from time to time; and

**WHEREAS**, the Board of Directors (hereinafter, "Board") of Harvest Run Phase I & II Homeowner's Association (hereinafter, "Association"), is charged with the enforcement of the Declaration for the Association and the By-Laws and all amendments thereto; and

**WHEREAS**, the Association bound by the Homeowners' Energy Policy Statement Act ("the Act"), 765 ILCS 165/1 et seq., and

**WHEREAS**, the Act requires that the Association adopt an energy policy statement within one hundred and twenty (120) days after an association receives a request to install a solar energy system; and

**BE IT RESOLVED** that the Board has reviewed and approved the energy policy statement listed below; and

**ENERGY POLICY STATEMENT**

The installation of alternative energy systems shall be in accordance with the following provisions:

**I. Definitions.**

a) Solar Energy System - a system and its component parts which uses radiant energy from the sun for generating electricity or for heating or cooling gases, solids, liquids, or other materials, including, but not limited to solar panels, which are either building or ground-mounted.

b) Compost System - a system and its component parts used for the storage for the decomposition of organic materials into compost.

c) Wind Energy System – a system and its components parts used for transferring energy from the wind into electricity or power, including but not limited to turbines.

d) Rain Water Collection System - a system and its component parts that collect water from the rain for use.

## **II. Prohibited Installations.**

No Owner shall allow a compost system, wind energy system or rain water collection system to be installed on the Property.

## **III. Solar Energy System Installation.**

a) As with any exterior addition or modification, an Owner seeking to install a solar energy system shall submit an application to the Board in a form acceptable to the Board for written approval. The solar energy system shall not be installed until such time as the application is approved in writing. The application shall include the plans and specifications, showing the nature, height, kind, shape, elevation, heights, material and location of the proposed solar energy system.

b) The Board shall have 90 days to respond to an application for the installation of a solar energy system.

c) The installation of any solar energy system that has been approved by the Board shall be installed by a professional licensed and bonded contractor and shall comply with any applicable standards and requirements imposed by the State or local government.

## **IV. Location of Solar Energy Systems.**

Any solar energy system shall only be installed on the buildings. The solar energy system shall be installed on the rear of the building and, if installed on the roof, shall be installed on the rear slope of the roof. The solar energy system shall not be installed on the front roofline of a building unless it is impossible for a solar energy system to be placed on the rear roof line with an orientation to the south or within forty-five (45) degrees east or west of due south. Care should be taken to minimize visibility of the solar energy system from the street.

Harvest Run Phase I & II Architectural Committee recommends that roof solar panels be installed on shingles that are six (6) years old or less per industry practice and standards, given that the life of shingles is generally twenty (20) years and the life of solar panels is generally twenty-five (25) years.

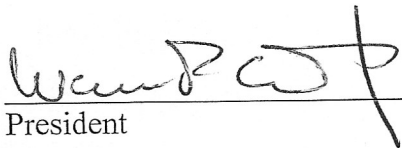
**V. Maintenance of Solar Energy Systems.**


Solar Energy Systems must be maintained in good repair and working order. Any Solar Energy System damaged, destroyed, or no longer in use must be removed or repaired within ninety (90) days after such initial damage, destruction or disuse.

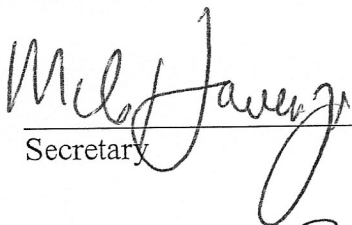
All solar panels that are installed on a roof are required to have bird and squirrel deterrent metal wire mesh installed along the perimeter of the solar panels, which are designed to prevent the attraction of pests that nest under the solar array, thereby maintaining aesthetics

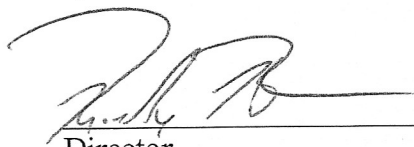
**RESOLUTION ACTION RECORD**

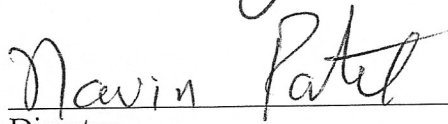
Adopted by the Board of Directors by on Oct. 30, 2018.

  
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President

  
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Treasurer

  
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Secretary

  
\_\_\_\_\_  
Director

  
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Director

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Director

Resolution Effective October 30<sup>th</sup>, 2018