



Statement on Solar Energy Systems

Heron's Landing at the River

Phases III & IV

Home Owners Association

Nov 23, 2022

ARCHITECTURAL REVIEW COMMITTEE

Solar energy systems are not regulated by the HOA's Architectural Review Committee, but must be in full compliance with the Virginia Property Owners Association Act (POAA). The Architectural Review Committee requests that homeowners submit a copy of your solar energy plans to the committee for our records, but again ARC preapproval is not required.

We understand solar is a big commitment for many homeowners. Homeowners are encouraged to consider multiple designs and work with their installers to prioritize a well-planned, aesthetically pleasing design for the placement of solar collector panels and the associated auxiliary equipment. With thoughtful choices and installations, the transition to solar can be smooth and reduce many of the common visual disruptors. This includes a preferably symmetrical, continuous block of solar panels that follow the shape of the roof. If possible, the HOA requests that you do not put panels and auxiliary equipment on the front-facing roof of the house or in the yard.

Additionally, solar panel systems contain many components. To minimize visual clutter, the HOA requests that you place larger auxiliary equipment (service panels, batteries, etc.) inside where possible (in the attic, garage, basement, or crawl space) and to the extent possible, out of view. Wire management and inverters can be placed out of view where feasible, most appropriately where it is not visible from the street and screened from neighboring properties through camouflage that matches the roof, trim, and house color. Begin with the end in mind; great design and thoughtful choices can minimize visual clutter in our beautiful community while making the most of modern solar energy amenities.

Link to Code of Virginia

§ 55.1-1820.1. Installation of solar energy collection devices.

<https://law.lis.virginia.gov/vacode/title55.1/chapter18/section55.1-1820.1/>