

## **SOLAR INSTALLATION WITHIN OLD FORT BAY**

The Old Fort Bay POA supports the installation of alternative energy solutions within Old Fort Bay. In order to ensure uniformity of installation Old Fort Bay POA has established a set of rules and guidelines for Solar installation. In particular, the Old Fort Bay POA wish to protect the architectural, natural environment and property values from the potential adverse visual impact of Solar Panels and equipment through appropriate design and placement standards, applicable landscape screening, and camouflage techniques.

### **PROCEDURE**

Application must be made to the Old Fort Bay Architectural Review Committee in advance of the installation of Solar Panels upon any property, building or otherwise within Old Fort Bay. The application must include the following:

- a) Name, address and telephone number of applicant/s, and other agents or representatives
- b) Lot number
- c) Type of Solar Panels to be installed
- d) Number of Solar Panels to be installed
- e) Surface area to be utilized whether ground or roof coverage specifically stating percentage of roof to be covered by Solar Panel as applicable.
- f) Plan showing specific location of the proposed Solar Panels, with accompanying detailed scaled drawings of the type, height and configuration of all Solar Panels, related support systems and accessory equipment to be located on the site, and their distance from property lines of the property.
- g) Visual impact analysis from which the residents/ public would typically view the site.
- h) If applicable proposed landscaping plan, including type, size, and spacing of planting materials for aesthetic mitigation; proposed fencing materials and finish colors; and descriptions of all other installations, where applicable.
- i) Copy of lease or letter of authorization from the property owner evidencing applicant's authority to pursue application.

- j) Letter of approval from neighbouring property owners agreeing to the installation of Solar Panels with plan attached and signed by the neighbor.
- k) Evidence of approval of installation by Bahamas Power and Light and such other required government approval.

## **INSTALLATION REQUIREMENTS**

- a) Low-profile Solar Panel shall be installed on roof/ building so that it is not visible or only minimally visible from the public view, for example, on a flat roof and set back to take advantage of a parapet or other roof feature to screen Solar Panels from view; or on a secondary slope of a roof, out of view from the public view.
- b) Installing solar roof panels horizontally, flat or parallel to the roof, to reduce visibility.
- c) Solar Panels should be oriented along secondary roofs or recessed rooftop placement.
- d) No part of any Solar Panel or support structure, line, cable, equipment, wires or braces shall at any time extend across or over any part of any right of way, street, sidewalk or property line.
- e) Solar Panels must not be placed vertically where they are highly visible and will negatively impact general aesthetic of the building and area.
- f) The smallest and least visible Solar Panels feasible to accomplish the applicant's objectives in a reasonable manner shall be used.
- g) Solar Panels facilities shall be compatible in scale and integrated architecturally with the design of the home and the natural setting.
- h) When and where possible Solar Panels shall be incorporated and or blend into the roof structure.
- i) Landscaping may be required to visually screen ground placed Solar Panels from adjacent properties or from public view and/or to provide a backdrop to camouflage the Solar Panels. Where Solar Panels are ground mounted, Solar Panels shall be screened and shall have minimal visual impact and be compatible with, and not adversely affect, the aesthetic or have any negative effect on surrounding residents. All ground mounted Solar Panel's shall be limited to a maximum height of ten (10) feet above grade unless other techniques are adopted and agreed by the Architectural Review Committee to ensure minimal visual impact.

- j) Solar Panels shall not be illuminated in any way at night.
- k) All roof mounted Solar Panel's shall not project more than three (3) feet above the top of the roof line of the building.
- l) The installation of Solar Panels shall not breach any of the set-backs nor building height requirements.
- m) All equipment associated with Solar Panel installation and placement must be installed within the existing property boundary.
- n) Solar Panel roof installation shall not exceed more than thirty (30%) of the roof area.
- o) Solar Panel equipment should where appropriate be contained within concealment structures, including but not limited to, roof spaces, architectural panels, louvers, parapet extensions, that are compatible with the design and style of the existing building.
- p) Solar Panels shall be integrated architecturally with the style and character of the structure or otherwise made as unobtrusive as possible.
- q) No Solar Panel shall be mounted on the facade of any residence nor on a prominent façade of the main building or other building on the property.
- r) No Solar Panel shall create a nuisance to other property owners (sun glare etc.)

## **GOVERNMENT AND REGULATORY APPROVAL**

All Solar Panel Installation must comply with:

- (1) all Legislation, government policy and rules and regulations governing the installation of Solar Panels and alternative energy to residential property.
- (2) all building regulations.
- (3) any requirement to obtain a building permit.

## **HURRICANE PREPARATION**

Solar Panels shall be removed by the Owner as and per manufacturer recommendations with respect to Tropical Storm and Hurricane force winds. It shall be incumbent on every owner to ensure that the Solar Panels do not create a risk to neighbouring properties.