

# **Cortland Farms Condominium Association**

3020 Hawthorne Dr.  
Bay City, MI 48706

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## **ADMINISTRATIVE POLICY # 1: SOLAR ENERGY**

Cortland Farms Condominium Association (referred to as CFCA) shall comply with the stipulations delineated in the Homeowners Energy Policy Act MCL 559.301(HEPA) and HB5028 which will be enforced by the Homeowners Association (HOA) as it relates to “energy improvements or modifications”

- Approval of an adjacent home or unit is not required to approve a member’s application to install a solar energy system on the member’s home or unit.
- HOA will not:
  - Set conditions that negatively impact any component industry standard warranty
  - Require post installation reporting
  - Require a fee for submitting an application to install a solar energy system above which is assessed for other applications related to a change to the property
  - Prohibit a member from resubmitting a written application to install a solar energy system after a written application submitted after the effective date of the act was denied by the homeowner’s association.
- HOA will not deny a member’s application to install a solar energy system because of the identity that owns the solar energy system or financing method chosen by the member
- HOA may deny an application to install a solar energy system or require the removal of the solar energy system if one or more of the following apply:
  - A court has found that the installation of the solar energy system violates a law
  - The installed solar energy system does not substantially conform with the member’s application to install the solar energy system as approved by the HOA
  - The HOA has determined that the solar energy system will be installed on the roof a home or unit of the member requesting installation and one or more of the following apply:
    - The solar energy system will extend above or beyond the roof of the unit by more than 6 inches
    - The solar energy system will be limited to roof panels that are essentially flush with roof
    - The solar energy system does not conform to the slope of the roof and has a top edge that is not parallel to the roof line

- The solar energy system has frame, support bracket, visible conduit, or wiring that is not silver, bronze or black tone that are commonly available in the marketplace.
- A member shall comply with state and local building code and permit requirements in the replacement, maintenance, installation, and operation of an energy-saving improvement or modification or the installation of a solar energy system.
- HOA may not prohibit elements of the solar energy system from being installed.
- HOA may not require that specific technology be used for the installation of the solar panels, such as requiring solar shingles vs traditional solar panels.
- Standards in the policy cannot result in more than 10% reduction in the production of or increase the total cost of installation of the solar system by more than \$1,000.
- Implementation specifics are delineated in Rule/Regulation #47: Solar Energy
- Copy of this policy will be posted to the HOA website
- This act does not apply to either of the following:
  - In a common area
  - On a shared roof

<u>Sandy Burnett</u>	President
<u>Dwight D. McCullough</u>	Vice President
<u>Jody Miller</u>	Secretary
<u>Bob Paul</u>	Treasurer
<u>Richard Arbu:</u>	Board Director
<u>Kathryn A. Schwartz</u>	Board Director
<u>Charles H. Schwartz</u>	Board Director
<u>3-11-2026</u>	Date Adopted

Attachments: Regulation #47: Solar Energy

Co-Owner Funded Project – Solar Energy Installation