

Solar Energy and Energy-Saving Improvements Policy

Sandy Shores Condominium Campground Association

Adopted: March 30, 2026

Effective: April 1, 2026

1. Purpose

This Solar Energy and Energy-Saving Improvements Policy (“Policy”) is adopted by the Board of Directors of the Sandy Shores Condominium Campground Association (“Association”) in compliance with the **Homeowners’ Energy Policy Act**.

The purpose of this Policy is to establish reasonable standards governing the installation, maintenance, and operation of solar energy systems and energy-saving improvements while preserving the community's health, safety, and aesthetics.

2. Applicability

This Policy applies to all members and unit owners within the Association.

This Policy governs:

- Solar energy systems
- Energy-saving improvements or modifications, including but not limited to:
 - solar water heaters
 - electric vehicle charging equipment
 - heat pumps
 - insulation improvements
 - reflective roofing
 - energy-efficient windows
 - rain barrels
 - clotheslines

No provision of the Association’s governing documents may prohibit these improvements if such prohibition conflicts with this Policy or applicable law.

3. General Rights of Members

Members may install solar energy systems on their unit or limited common elements serving their unit, subject to this Policy.

The Association shall not adopt or enforce rules that **prohibit or effectively prohibit** the installation or operation of a solar energy system.

4. Required Statements

The following provisions apply and are required under the **Homeowners' Energy Policy Act**:

1. Approval of an adjacent home or unit owner **is not required** for approval of a solar energy system installation.
 2. The Association **shall not**:
 - inquire into a member's energy usage
 - impose conditions that impair the operation of a solar energy system
 - impose conditions that negatively affect any industry-standard warranty
 - require post-installation reporting
 - charge an application fee higher than the fees charged for other architectural modification requests
 - deny a member's application to install a solar energy system because of the identity of the entity that owns the solar energy system or the financing method chosen
 3. Members installing, replacing, maintaining, or operating a solar system, energy-saving improvement, or modification must comply with **all state and local building codes and permit requirements**.
 4. Members must submit a written application as described in Section 6 of this Policy and may resubmit an application if previously denied.
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5. Reasonable Design Standards

Unit owners may install the following solar systems, subject to the Association policy:

1. Roof-mounted solar panels on:
 - park model structures
 - accessory buildings
2. RV-mounted solar panels installed on:
 - motorhomes

- travel trailers
 - fifth-wheel trailers
3. Ground-mounted solar panels within the owner's lot.
 4. Portable solar panels.

The Association may enforce reasonable standards for solar installations, provided those standards:

- do **not reduce energy production by more than 10%**, and
- do **not increase installation costs by more than \$1,000**.

Non-Interference

Solar installations must not:

- Block neighboring RV access,
- Interfere with drainage, or
- Create glare hazards for roadways.

Permissible standards may include:

Roof-Mounted Systems (Park models or accessory buildings)

Applications may be denied if:

- the system extends more than **6 inches above or beyond the roof**, or
- the system does not conform to the roof slope or its top edge is not parallel to the roofline, or
- visible frames, brackets, wiring, or conduit are not in **black, bronze, or silver tones commonly available in the marketplace**.

Ground-Mounted Systems

Requirements:

- Must be located within the owner's lot boundaries
- Must maintain **3-foot setback from lot lines**
- Not to exceed fence height if located within fenced area
- Not to block access to utility pedestals

Applications may be denied if:

- the system is installed in a **fenced yard or patio**, and
- The system **extends above the fence line**.

RV-Mounted Systems

Solar systems permanently attached to an RV do **not require approval** if:

- Installed by the manufacturer or RV installer,
- Mounted flush with the RV roof, and
- Wiring is internal to the RV.

Approval **is required on RV-Mounted Systems** if:

- The system is mounted on a rack exceeding 6 inches above the RV roof,
- The system connects to campground electrical pedestals, or
- Batteries are installed outside the RV.

Battery Storage

Battery storage systems must:

- Be UL-listed,
- Be located inside the RV, structure, or ventilated enclosure, and
- Comply with fire safety codes

Lithium battery banks must:

- Be protected from the weather, and
- Not be installed directly on bare ground.

Wiring and Safety

All wiring must:

- Be rated for outdoor use
- Avoid trip hazards
- Not cross roadways or common areas

Cords across common areas are **prohibited**.

6. Application Procedure

A member seeking to install a solar energy system, energy-saving improvement, or modification must submit a written application to the Association, including:

- site plan showing the location of the solar system, energy saving improvement, or modification
- equipment specifications
- mounting method
- electrical connections
- anticipated height and dimensions
- contractor information
- evidence of required permits

The Association shall review applications within **30 days**.

Failure of the Association to act within the stated period shall result in **automatic approval** unless prohibited by law.

The association may deny an application to install a solar energy system or energy saving improvement, or require the removal of a solar energy system or energy saving improvement if:

- The installation of the system violates a law
- The installed system does not substantially conform to the member's application to install the solar energy system or energy saving improvement as approved by the association
- The installation does not meet the reasonable design standards in Section 5 of this Policy.

7. Maintenance and Responsibility

The unit owner installing the solar energy system, energy saving improvement, or modification is responsible for:

- installation costs
- maintenance
- repair
- replacement
- removal if the system becomes damaged or inoperable
- applicable safety standards

Maintenance standards imposed by the Association shall not be more burdensome than standards applied to non-solar improvements.

If a solar system violates safety standards or this policy, the Association may require:

- correction within a reasonable period
 - removal if not corrected.
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8. Liability and Insurance

Owners installing solar systems must:

- indemnify the Association from damages arising from installation or operation
 - maintain any insurance reasonably required by the Association consistent with policies applied to similar improvements.
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9. Removal and Restoration

If a solar energy system is removed, the owner must restore the installation area to its previous condition within a reasonable time.

10. Availability of Policy

The Association shall:

- provide a copy of this Policy to members within **30 days of adoption**, and
 - publish the Policy on the Association's website if one exists.
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11. Conflicts with Law

Any provision of this Policy or the Association's governing documents that conflicts with the **Homeowners' Energy Policy Act** shall be **void and unenforceable**.

APPLICATION FOR SOLAR INSTALLATION DIAGRAM STANDARDS

(Member guidance when submitting applications)

These standards are intended to ensure **consistent review of solar applications** and reduce disputes regarding placement and appearance.

They are adopted pursuant to the Association's Solar Energy Policy and the **Homeowners' Energy Policy Act** found here: <https://www.legislature.mi.gov/documents/mcl/pdf/mcl-Act-68-of-2024.pdf>.

Required Diagram Submission

Every solar installation application must include a **solar installation diagram** showing the proposed system location and configuration.

The diagram may be:

- a professional site plan
 - a contractor drawing
 - a scaled sketch prepared by the owner.
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Required Elements in the Diagram

The diagram must clearly identify the following:

Property Information

- unit or lot boundaries
 - adjacent units or lots
 - structures on the lot (RV, park model, deck, shed).
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Solar System Placement

The diagram must show:

- location of each solar panel
- mounting location (roof or ground)
- orientation of panels
- distance from roof edges or lot boundaries.

Dimensions

Include:

- panel size
- number of panels
- total system footprint
- height above the roof or ground.

Electrical Components

The diagram must identify:

- inverter location
- battery storage location (if applicable)
- wiring routes
- connection point to the electrical system.

Campground / RV Lot Diagram Requirements

For campground-style condominium associations, the diagram must also show:

- RV or park model location
- utility pedestal location
- setbacks from roads and neighboring lots
- any fencing or patio enclosures.

Ground-Mounted System Layout

Ground systems must include:

- distance from property lines
 - panel height
 - support structure type
 - access clearance for maintenance.
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Safety Requirements

The diagram must demonstrate that the installation will not:

- block emergency access routes
 - obstruct campground roads
 - create tripping hazards from wiring
 - interfere with drainage.
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Optional Photo Submission

Applicants are encouraged to include:

- photos of the installation location
- manufacturer diagrams
- contractor renderings.

These help speed up approval.

Diagram Review Checklist for Board

Confirm the diagram shows:

- panel placement
 - lot boundaries
 - structures
 - system height
 - wiring routes
 - electrical equipment location
 - setbacks and access paths
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Diagram Retention

Approved diagrams shall be kept in the Association's **permanent architectural records**.
