

Prospect Homestead HOA Solar Thermal Panel Policy – 2014

Beginning January 14, 2014, the Prospect Homestead HOA Board established a policy regarding existing solar panels on the following units; 101, 102, 103, 104, 105, 106 Perry Creek St. and 122, 124, 125, 126, 127, 128, 130 Deer Creek Circle.

As per Prospect Homestead HOA Covenants;

Section 9.2 - Purposes of Townhome Regular Assessments.

“The Townhome Regular Assessments of Prospect Homestead levied by the Association shall be limited to and used exclusively for the following:

9.2.1 - The maintenance, repair and replacement of all of the exterior portion of any Multifamily Building, the structural portions thereof, all Common Walls and including the doors, windows and roofs, water, sewer, or other utility service to any Building, including solar panels, and all exterior surfaces of any such Building.”

Section 9.5 Townhome Reserve Funds.

“As a part of the Townhome Regular Assessments, the Association shall be obligated to establish:

9.5.1 - A Townhome Reserve Fund of Prospect Homestead for the maintenance, repair and replacement of the exterior of the exteriors and roofs of all Multifamily Buildings and Individual Residences and Common Walls, water, sewer, solar panels or other utility services to any Building.”

Since the Homestead HOA is required to repair and replace the solar panels, but is not responsible for the maintenance and upkeep of the mechanical system, it is prudent that the HOA require regular maintenance and needed repairs to the overall mechanical and solar water distribution system within each unit.

- *Homeowner’s must provide documentation of an annual (once every calendar year) inspection by a Colorado Licensed Plumber. Inspection should include that the solar thermal system is in proper working order and that glycol appearance, acidity and content are appropriate for a functioning solar thermal system.*
- *If the annual inspection identifies needed repairs or maintenance to the system, these repairs must be completed within 3 months. Failure to complete and document required repairs could nullify the Homestead HOA’s responsibility to repair and replace the unit’s solar thermal panels and associated service outside of the building.*
- *If the homeowner complies with annual inspection and maintenance of the unit’s solar thermal system and upon inspection by a Colorado Licensed Plumber determines that the exterior solar*

thermal panel is in need of repair or replacement, the HOA must complete the replacement of the solar thermal panel within 3 months, weather permitting.

- *Any damage to the exterior solar thermal panel caused by natural elements, weather or other causes covered by the Homestead HOA's insurance policy may result in the replacement of the exterior solar thermal panel upon inspection.*

Adopted January 13, 2014

Joe Fitzpatrick – Board Member

Amy Honan – Treasurer

John Sale – Board President