

Fox Hollow Homeowners Association
Solar Energy Policy Statement
[Adopted 09 June 2025]

Pursuant to the HOMEOWNERS' ENERGY POLICY ACT, MCL 559.301 et. seq., (hereafter, Act) the Board of Directors of the Fox Hollow Homeowners Association (hereafter, Association) adopts the following Solar Energy Policy Statement.

A. The Association adopts the Definitions and Standards as set forth in said Act.

B. The Policy includes the following:

1. That the approval of an adjacent home or unit owner is not required to approve a member's application to install a solar energy system on the member's home or unit.
2. That the homeowners' association will not do any of the following:
 - (a) Inquire into a member's energy usage.
 - (b) Impose conditions that impair the operation of a solar energy system.
 - (c) Impose conditions that negatively impact any component industry standard warranty.
 - (d) Require post installation reporting.
 - (e) Require a fee for submitting an application to install a solar energy system above that which it assesses for other applications related to a change to the property.
 - (f) Prohibit a member from resubmitting a written application to install a solar energy system after a written application submitted after the effective date of this act was denied by the homeowners' association.
3. That the homeowners' association will not 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 financing method chosen by the member.
4. That a homeowners' association may deny an application to install a solar energy system or require the removal of a solar energy system if 1 or more of the following apply:
 - (a) A court has found that the installation of the solar energy system violates a law.
 - (b) The installed solar energy system does not substantially conform with the member's application to install the solar energy system as approved by the homeowners' association.
 - (c) The homeowners' association has determined that the solar energy

system will be installed on the roof of a home or unit of the member requesting installation and 1 or more of the following apply:

- (i) The solar energy system will extend above or beyond the roof of that home or unit by more than 6 inches.
- (ii) 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.
- (iii) The solar energy system has a frame, support bracket, or visible conduit or wiring that is not silver, bronze, or black tone that are commonly available in the marketplace.

(d) The homeowners' association has determined that both of the following apply:

- (i) The solar energy system will be installed in a fenced yard or patio rather than on the roof of a home or unit.
- (ii) The solar energy system will be taller than the fence line.

5. That a member shall comply with state and local building codes and permit requirements in the replacement, maintenance, installation, or operation of an energy-saving improvement or modification or the installation of a solar energy system.

6. That both of the following apply:

- (a) A member who wants to install a solar energy system in the member's home or unit shall comply with the application requirements under section 11(1) of said Act.
- (b) A member may resubmit a written application to install a solar energy system in accordance with section 11(4) of said Act.

7. The member shall maintain, repair, replace, or remove damaged or inoperable solar energy system.

8. Procedure for Application for installation of solar energy system.

(a) A member who wants to install a solar energy system in the member's home or unit shall submit a written application to the homeowners' association. The written application required under this subsection must include all of the following information:

- (i) The member's name.
- (ii) The street address of the location where the solar energy system will be installed.
- (iii) The name and contact information of the person that will install

the solar energy system.

(iv) An image that shows the layout of the solar energy system on the member's home or unit.

(v) A description of the solar energy system to be installed.

(b) Homeowners' association must approve or deny the member's request to install a solar energy system within 30 days after receipt of the written application.

9. The Association shall do the following:

(a) Make a copy of the Policy available upon request by member.

(b) Post a copy of the Policy on its website.