

Watchhill Solar Guidelines

The board adopts these guidelines to regulate the use of solar energy and to ensure uniform installation and design of solar energy systems while complying with New York State and local laws.

1. Homeowners should understand that many homes in Watchhill are not suitable for a solar installation. Homes that have north facing rear roofs will probably not get enough sun to justify the cost.
2. All plans must be preapproved by the Architectural Review Committee (ARC) prior to installation.
3. The allowed location of solar panels is a rear-facing, roof-mounted array with flush-mounted panels (i.e. – the plane of the array is parallel to the roof). Note: Due to the danger of snow falling off of the solar panels, the panels cannot be located on the street side of our homes due to the walkway locations on our homes.
4. All components of the solar system should be integrated into the design of the home. The color of the solar system components should be black or generally conform to the color of the roof shingles to the extent practical. Solar “shingles” that mimic the look of a composite shingle are acceptable but should match the color of the current roof shingles as much as is practical.
5. *Pursuant to the Greenburgh building codes, the installation of all solar systems shall only be done by a licensed installer.* Applications submitted to the ARC should include the following:
 - a. A diagram “drawn to scale” by the licensed contractor installing the system showing where the system will be installed;
 - b. Photos of the roof area where the array will be mounted;
 - c. Material to be used and/or manufacturer’s description of the system, photos and/or pictures of the system and color of the system.
 - d. Where possible, provide photos of similar existing systems as examples.
6. Piping and electrical connections will be located directly under and/or within the perimeter of the panels, when possible, and placed as inconspicuously as possible when viewed from all angles.
7. The highest point of a solar panel array will be lower than the ridge of the roof where it is attached.
8. All painted surfaces will be kept in good repair.
9. Trees may cause shading on solar systems. If the solar system’s design requires the removal pruning of trees, either on common property or on the applicants property the permission of the two neighboring properties in each direction and the HOA board is required. There is no guarantee that this permission will be granted. Furthermore, a tree removal permit is required by the Town of Greenburgh. The homeowner is responsible for all costs related to the tree removal or pruning and permitting. After installation of a solar system, new growth occurs that requires either tree removal or pruning, the above still applies.
10. Failure to abide by these guidelines will result in a fine of \$500. Within 30 days of notification of an infraction, the homeowner must present a remediation plan to the ARC.