

## **Energy Devices - Solar Collectors/Panels Rule**

Florida Statute 163.04 states: A deed restriction, covenant, declaration, or similar binding agreement may not prohibit or have the effect of prohibiting solar collectors, clotheslines, or other energy devices based on renewable resources from being installed on buildings erected on the lots or parcels covered by the deed restriction, covenant, declaration, or binding agreement.

Such entity may determine the specific location where solar collectors may be installed on the roof within an orientation to the south or within 45° east or west of due south if such determination does not impair the effective operation of the solar collectors.

The position of Waterford Master Owners Association, Inc. (WMOA) Architectural Control Committee (ACC) is as follows:

- 1.) Detailed plans and drawings from the licensed contractor for installation and placement of any solar collector must be submitted to the WMOA ACC for review and approval prior to purchase, delivery, or installation.
- 2.) If home is in a Sub Association, request must be reviewed and approved by the Sub Association ACC prior to submitting to WMOA ACC.
- 3.) To ensure visibility of devices are minimized from public viewing, ground-mounted devices must be fenced, walled, hedged or otherwise enclosed by a structure or landscaping which must be approved by the ACC and must not be visible from the street.
- 4.) Solar Panels should be positioned as low as possible on the roof, extending wider rather than higher on the roof plane. Any panels, piping, or exposed parts must not be higher than the roof peak.
- 5.) To ensure that visibility of devices are minimized from public view, solar panels visible from Waterford streets should be minimized.
- 6.) All installations must comply with Federal, State, County, and City of Venice permitting and licensing regulations.

References:

1. Florida Statute 163.04. Energy Devices Based on Renewable Sources.
2. WMOA Covenant, Conditions, & Restrictions, Article VIII, General Use Restrictions, Section 21. Solar Devices.

Revised by WMOA BOD 09/12/2019 Approved WMOA BOD 12/13/2012
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