

APPLICATION DEADLINE: Delivery of the ARC application package is required to be received by the ARC at least seven (7) days prior to the next scheduled ARC meeting. ARC meetings are regularly held on the first Tuesday of each month. Any application received less than seven (7) days prior to the next scheduled ARC meeting, will not be reviewed and considered by the ARC until the ARC meeting for the following month.



Issaquah Highlands Architectural Review: Solar Panel Installation Application for Supplemental Neighborhoods Only

Owner Name: _____
Address: _____
Phone Number _____
Estimated start date: _____

Date Submitted _____
Division # _____ Lot # _____
E-mail _____
Estimated completion date: _____

Solar Panel Installation Details:

Location: _____

- Attached is a photo and diagram of the proposed location of the solar panels
- Attached is the installer's information including name, contact information, and license number
- Attached is photo of solar panels including dimensions

Solar Panel Guidelines

The Washington State RCW 64.38.055 permits some regulation by the Association. The Association can require compliance with building codes, unobtrusive placement, painting, camouflage and other reasonable measures to ensure the safety of the installation and minimize the visual effect on the community:

1. Solar panels cannot rise above the roof line.
2. Attachment of solar panels on the slope of the roof facing a street is allowed only if:
 - a. The solar panel conforms to the slope of the roof.
 - b. The top edge of the solar panel is parallel to the roof ridge.
3. Street-facing solar panels are acceptable only if necessary, for optimal solar orientation
4. The solar panel frame, support bracket, or any visible piping or wiring must be painted to coordinate with the roofing material.
5. Owner or resident must shield a ground-mounted solar panel if shielding the panel does not prohibit economic installation of the panel or degrade the operational performance quality of the panel by more than ten percent.
6. The device is of a color, which is reasonably compatible with the color and materials of the home.
7. Panels must be maintained in good condition or they will be required to be removed.
8. A hold harmless agreement must be signed, notarized and submitted to the City of Issaquah and/or County by the homeowner once solar panels are installed preventing the HOA from any future maintenance of solar panels and holding future owners of unit where solar panels are installed liable if any damage occurs to common areas due to solar panels.

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Notice of Liability Waiver for all ARC Applications

The Architectural Review Committee (ARC) review process is focused on aesthetic considerations and ARC has no responsibility for structural integrity, engineering, or soundness of construction of approved plans or contractors. ARC does not review drawings or construction for code or easement compliance, water intrusion, indoor air-quality, life safety, slope stability, structural issues, methods and means or project costs. The ARC has no responsibility for the efficacy, integrity, engineering, construction or installation of drainage systems or facilities. This approval is for ARC purposes only and additional permitting and approvals may be required from the City of Issaquah or King County. This approval does not replace Federal, State, City or County regulations or King County Building Codes, City of Issaquah Building Codes, or other applicable regulations used by the County or the City in their permit review of projects at Issaquah Highlands.

Approved

Approved with conditions

Denied

Reasons/Conditions _____

Homeowner Signature _____

Date: _____