

# FALLS CREEK RANCH

## ARCHITECTURAL CONTROL COMMITTEE

### ENERGY GENERATION DEVICES SUMMARY

Following is a brief summary of FCR/ACC rules and guidelines relating to the installation of energy-generating and energy-efficiency devices on owner lots. Installation of energy-generating devices requires ACC approval before any installation work.

In accordance with Colorado Revised Statutes § 38-30-168, FCRA shall reasonably allow the use and installation of renewable energy-generation devices or energy-efficiency measures. A renewable energy-generation device is defined as a solar energy device or a wind-electric generator. An energy-efficient measure is defined as a device or structure that reduces the amount of energy consumption used by a residence.

As stated in our FCRA Covenants and ACC Rules and Regulations, the implementation of any improvement must minimize visual and physical impact on our natural environment. The installation of energy-generation devices is subject to the ACC review process to comply with FCRA Covenants and ACC Rules and Regulations. A property owner seeking to install any kind of energy-generation device must demonstrate that, to the extent it is visible or audible from a neighboring property, the owner has analyzed and considered location options and/or screening and cost issues to minimize the visibility/audible effects. The owner must provide a design plan for installation of such devices through a professional vendor/installer of energy savings/generating devices, showing the energy usage approved by LPEA.

- Any device shall not unreasonably interfere with the use and enjoyment of property or residents' quality of life, including noise, reflection, or visibility.
- Any means to reduce energy waste or consumption is encouraged prior to the installation of exterior energy-generating devices (including energy audits such as those offered by LPEA, increased insulation, window coverings).
- No device for an individual owner shall be placed on common property.
- The owner is responsible for complying with all applicable building/safety codes and required permits and inspections.
- Solar energy devices attached to the dwelling shall not exceed peak roof height, unless a professional solar installer provides documentation showing that the proposed configuration is the only option.
- Devices that are ground-mounted should be well screened (both view and noise) from other residents and Ranch roads and are only permitted when a roof mount is not feasible, as documented by a professional solar installer.
- Wind energy devices will be allowed only after all other renewable energy-generation devices and energy-efficient measures have been evaluated and proven to be unusable for a comparable energy saving effort.

The ACC may be contacted with questions.

*Approved by FCR Board of Directors, Eff. March 24, 2022*