

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 such devices requires application to, review and approval by the Architectural Control Committee **prior** to any installation work.

In accordance with Colorado House Bill 08-1270, 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 a review process in order to comply with FCRA aesthetic guidelines. The process requires the property owner to demonstrate that the energy generation device is not generating more energy than necessary for the home and/or garage and 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 ACC will expect the owner to provide this information through a professional vendor/installer of energy savings/generating devices.

- Any device shall not interfere with the use and enjoyment of property, and quality of life by residents including, but not limited to, noise, reflection or visibility from roads and residents.
- Any means to reduce energy waste or consumption is encouraged prior to the installation of exterior energy generating devices (including but not limited to energy audits such as those offered by LPEA, increased insulation, window coverings, etc.).
- 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 are not to exceed peak roof height.
- Solar energy devices are intended only for the dwelling's needed energy.
- Devices that are detached from the main residence should be well screened (both view and noise) from other residents and Ranch roads.
- 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.

If any questions, contact the ACC at any time.

Approved by FCR Board of Directors, December 2010