

***SOLAR PANEL GUIDELINES FOR NATURE’S WOOD DUCK ISLAND  
MASTER HOMEOWNERS ASSOCIATION***

Under section 4.17 of the Master Declaration of Covenants, Conditions and Restrictions, solar panel installations are allowed in Nature's Wood Duck Island only with advance approval of each installation by the Architectural Control Commission (ACC). Each approval will have conditions specific to the application.

These guidelines were updated following enactment of H.B. 151, amending Idaho code 55-115 on July 1, 2019, regarding prohibited conduct by homeowners associations in regulating location of solar panel installations while providing homeowner associations the ability to adopt reasonable rules regulating such installations.

***Site Selection and Neighborhood Impact: Homeowners should first consider all existing structures, landscaping and impact on neighbors’ property value before selection of a rooftop site for any proposed solar system. Homeowners should also consider solar shingles rather than solar panels, which are visually much more attractive and harmonious with the architectural design traditions and uniformity of Nature’s Wood Duck Island homes than solar panels.***

***The Architectural Control Commission (ACC) encourages solar shingles over solar panels and will consider color and style approval of solar shingles on a case-by-case basis when submitted as a re-roofing project. All solar panel installation requests should be submitted to the ACC as a separate project and not as part of a re-roofing application. Solar collection system design plans with drawings or photos, including brand name, licensed solar installer name and photos of panels and hardware, must be submitted with the ACC application.***

***Homeowners should be aware that the ACC cannot require neighboring homeowners to trim trees or remove other obstacles on their property that may reduce the efficiency and exposure of the requesting homeowner's solar collector system. In addition, Homeowners should review Nature's Wood Duck HOA rules***

*before removing any mature trees on their property. ACC approval is required before any mature trees can be removed from a homeowner's property and mature trees should only be removed for tree health reasons or an addition to the home, not to facilitate a solar panel installation. Upon initial ACC approval, and prior to installation, homeowners must submit to the Wood Duck HOA's neighborhood manager a copy of the City of Boise approved building permit for the solar panel installation and city approved installation plans, showing any changes from the original plans submitted with the ACC application. ACC final approval is contingent upon final ACC review of compliance based on city approved plans and issuance of the city building permit.*

*Size: The solar panel installation shall be no larger than as described in the application. For all installations, solar panels shall be grouped together as closely as possible on the roof, providing no more than the minimum "walkway" around the outer roof edges and the top of the roofline as specified in the Boise City Code (varies by roof design, but generally no more than 36" on the sides and 18" from the top of the roofline.) There should be no separation for walkway access between the panels other than the outside edge and top of the panel installation.*

*Color: All supporting structures, covers, piping, wiring, insulation and related visible equipment shall be painted or manufactured to be the same color as the roofing material on the home to create the most uniform appearance and minimize visual disharmony from the installation to surrounding homeowners. The actual solar collector device shall be a dark black panel with matching black edge framing around the entire panel. Solar panels should be constructed of monocrystalline or thin-film solar collection material. Due to the mottled, inconsistent blue appearance of polycrystalline panels, and the poorer efficiency of polycrystalline panels vs. higher efficiency monocrystalline panels, no polycrystalline panels are permitted. All components of the solar system should be integrated into the design of the home using sleek, low-profile components to minimize the visual disruption to the roofline and limit unsightliness. No "mixing" of panel types is allowed.*

***Installation: The installation shall be flush-mounted panels (i.e. the plane of the panel installation is parallel to the roof). Panels will be mounted as close to the roof as possible with the space between the roof and the top of the panels no more than 6 inches throughout the installation. Panels may not be “tilted” at an angle different from the pitch of the roof.***

***Roofline Visibility: The solar panel units must be mounted low enough so the top of the panel does not "break" or go above the roof ridge line when viewed from the ground.***

***Installer: The solar collection system must be professionally installed by a licensed solar installer. All solar panel installation applications to the ACC must include the installing contractor’s name and contractor’s license number. Installations by a non-licensed handyman or homeowner are not permitted. In addition to the requirements of the HOA, the installation must meet all city code requirements.***

***Maintenance: The homeowner must ensure the system is properly maintained at all times. Any damage to the unit must be repaired promptly or the ACC may require that the solar panels be removed from the roof until repairs are made. This includes any color changes (ie: if supporting structures are painted, any painting that chips or fades must be repaired so as to retain the uniform color matching the roofing material) or fading or discoloring of the actual panels.***

***ACC Application Processing Time: Please allow 20 working days’ time from the date of the solar panel application submission for ACC review and initial decision. Homeowners should also plan for additional time for the City of Boise’s plan and permit review process and allow time for final written ACC decision to proceed with installation after the ACC has received and reviewed the city-approved permit and plans. Homeowner’s failure to submit detailed plans, drawings and specifications with the original application as outlined in these guidelines will increase the time needed for ACC review. Installation must not commence until homeowner has received written confirmation of final ACC installation approval.***