



Celebration Residential Owners Association, Inc.  
 Celebration Non-Residential Owners Association, Inc.  
 851 Celebration Avenue, Celebration, Florida 34747  
 Ph 407-566-1200 • Fax 407-566-1210

Townhall@ciramail.com



## REQUEST FOR APPROVAL (SOLAR HEATING, POWER GENERATION & OTHER DEVICES)

Obtain current Design Guidelines and Application from the Association's offices or download from the Celebration Front Porch (<http://www.celebration.fl.us>). Select *Community Standards then Design Guidelines* under the Town Hall tab.

**WHICH PROPERTY TYPE:**  Single-Family;  Townhome/Duplex/Triplex;  Condominium

**Property Address:** \_\_\_\_\_

**Property Owner's Name:** \_\_\_\_\_

**Property Owner's Email address:** \_\_\_\_\_ **Phone:** \_\_\_\_\_

*Property Owner's Mailing Address:* \_\_\_\_\_

*(If different from property address):* \_\_\_\_\_

**Project Contractor:** \_\_\_\_\_ **Phone:** \_\_\_\_\_

**[Required If a condo]** Attach letter of approval from Condominium association

**[Required]** Attach a property survey or plot plan showing existing structures with proposed locations for solar panel(s), clotheslines or racks.

**[Required]** Attach scaled drawing with dimensions or proposed panels, clotheslines or racks.

**DESCRIBE PROJECT IN DETAIL (or attach separate sheet)**


( ) By initialing, owner authorizes the Association to release information, upon request, concerning this or a similar project for this property to the Contractor named above.

( ) By initialing, owner requests notifications for this project by email only (no printed copy will be mailed, reducing Association expenses for paper and postage).

Owner hereby authorizes the Association and members of the Architectural Review Committee to enter onto the subject property for purposes of confirming information contained on or collected for processing this application and for inspecting the project during execution, upon completion of the project, or upon expiration of the approval.

**Owner's Signature and Date:** \_\_\_\_\_

**SPACE BELOW IS FOR ARC USE ONLY**

SOLARHTG			LOT
			VIL
LOT			CENN
ARCH			

**Internal Administrative Use**



# Design Guidelines

Approved by the CROA Board of Directors on 09/27/17; effective for applications received on or after 09/27/17.



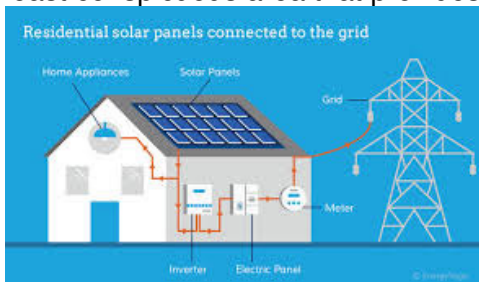
## SOLAR HEATING, POWER GENERATION & OTHER DEVICES

### A SUPPLEMENT TO THE PATTERN BOOK

The Florida Solar Rights Act encourages property owners to install solar devices. Although a homeowners association may not deny approval to install solar systems, the association may impose limitations regarding location. Owners are cautioned that contractors may tell them approval is not required. **Failure to obtain approval may require an installation be relocated at the homeowner's expense.**

#### Solar Panels (either heating or power generation):

- Solar panels should blend into the structure as much as possible. Locate panels in the least conspicuous area that provides satisfactory operation.

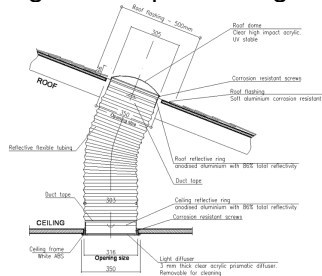


- Solar panels mounted on racks are not permitted without explicit approval of the rack system; this does not prohibit the use of brackets which may be necessary as part of the installation. The bottom of solar panels should be within 4" of the roof surface. Brackets which provide more than 4" between the roof surface and the bottom of the panel must be identified on the application with technical specifications to support the requirement.
- All solar panels must have an orientation between 45° east of due south and 45° west of due south. Panels must be in a fixed position flat on the roof.
- Solar panels are preferred to be located on a roof plane facing the rear of the home. If panels must be located on a roof plane visible from the front or side street owner may be required to provide a certified survey of the roof depicting exact locations of panels and connections.
- Framing or trim – consistent with the architectural style of the structure – may be required in front of or surrounding the solar panels.
- Paint pipes, tubes, cables and wires to match the colors of the underlying surfaces at the time of installation.

#### Solar Tubes & Sky Lights:

- Both can bring more sunlight to the inside of the home without added electricity.
- **Solar tubes** (also known as sun tubes, sun tunnel, light tube, etc.) delivers light from the roof to inside your home. It is typically a 10 or 14 inch diameter sheet-metal tube with a

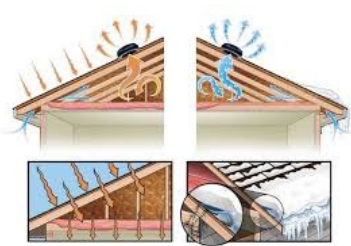
polished interior. The tube acts like a continuous mirror, channeling light along its entire length while preserving the light's intensity.



- May not be visible from the front.
- A diagram or survey of the roof panes is required with application to specify the proposed location of the tube or light.

### **Attic Fans:**

- Attic fans are intended to cool hot attics by drawing in outside air from vents (soffit and gable) and pushing hot air to the outside
- Attic fans must be low profile and installed at the back of the house.



### **Line Drying Laundry:**

Outdoor clotheslines shall be located in the Private Zone.

- Most often residents select a location under the solid roof of a porch or patio, which limits exposure to sudden winds and rainstorms. A retractable line installed on a solid wall connects to a bracket or hook mounted on a nearby column or wall.
- Landscaping (such as a hedge or fence) shall be required to screen the clotheslines or racks from public view, which includes streets, alley and adjacent properties.

Special notes for Condominiums and Service Areas

- Condominium owners must obtain approval from their condominium association before submitting an application to the CROA ARC.
- Service Area owners are advised that the Service Area is not responsible for installing, repairing, removing or otherwise maintaining any alterations made by the resident. In addition, the Service Area is not responsible for repairing any water damage which results from mounting devices on the structure.