

Quail Ridge Homeowners Association

Energy Policy Statement

This policy statement regarding the installation and modification of energy-saving improvements or modifications, and solar energy systems in the Quail Ridge Subdivision in Rochester Hills, Michigan (“Subdivision”), was adopted pursuant to the Michigan Homeowners’ Energy Policy Act, 68 of 2024 (the “Act”) by the Quail Ridge Subdivision Association Board of Directors on January 12, 2026, the effective date of this policy statement (“Effective Date”).

Section 1 – Definitions

As used in this policy statement:

- 1) “Common area” means the areas of land as defined in the Declaration of Restrictions.
- 2) “Declaration of Restrictions” means the Declaration of Restrictions for Quail Ridge Subdivision recorded in Liber 7459, page 731, Oakland County Records.
- 3) “Energy-saving improvement or modification” includes, but is not limited to, all of the following:
 - a) A clothesline.
 - b) Air source heat pumps.
 - c) Ground source heat pumps.
 - d) Insulation.
 - e) Rain barrels.
 - f) Reflective roofing.
 - g) Energy efficient appliances.
 - h) Solar water heaters.
 - i) Electric vehicle supply equipment.
 - j) Energy-efficient windows.
 - k) Energy-efficient insulation materials.
- 4) “Homeowners’ Association” or “HOA” means the Quail Ridge Homeowners Association.
- 5) “Member” means an owner of a home or lot that is within the Subdivision.
- 6) “Person” means an individual, corporation or other legal entity.
- 7) “Solar collector” means any of the following:
 - a) An assembly, a structure, or a design, including passive elements, used for gathering, concentrating, or absorbing direct and indirect solar energy, or specially designed for holding a substantial amount of useful thermal energy, that transfers that energy to gas, solid, or liquid or uses that energy directly.
 - b) A mechanism that absorbs solar energy and converts it into electricity.
 - c) A mechanism or process used for gathering solar energy through wind or thermal gradients.
 - d) A component used to transfer thermal energy to a gas, solid, or liquid or convert thermal energy into electricity.
- 8) “Solar energy” means radiant energy received from the sun at a wavelength that is suitable for heat transfer, photosynthetic use, or photovoltaic use.
- 9) “Solar energy system” means a complete assembly, structure, or design of a solar collector, or a solar storage mechanism that uses solar energy for generating electricity or heating or cooling gases, solids, liquids, or other materials. Solar energy system includes the design, materials, or elements of a solar energy system and its maintenance, operation, labor,

components, and the necessary components, if any, of supplemental conventional energy systems designed or constructed to interface with a solar energy system.

- 10) "Solar storage mechanism" means equipment or elements including, but not limited to, piping and transfer mechanisms, containers, heat exchangers, batteries, or gases, solids, or liquids, or a combination of gases, solids, and liquids, that are used for storing solar energy gathered by a solar collector for subsequent use.

Section 2 – General provisions

- 1) The approval of an adjacent home or unit owner is not required to approve a member's application to install a solar energy system or energy-saving improvement or modification on the member's home or unit.
- 2) Homeowners' Association will not do any of the following:
 - a) Inquire into a member's energy usage.
 - b) Impose conditions that impair the operation of a solar energy system.
 - c) Impose conditions that negatively impact any component industry standard warranty.
 - d) Require post-installation reporting.
 - e) Require a fee for submitting an application to install a solar energy system above that which is assessed for other applications related to a change to the property.
 - f) Prohibit a member from resubmitting an application to install a solar energy system after a written application was denied by Homeowner's Association.
 - g) Prohibit, or require the approval of Homeowners Association for, a member to replace, maintain, install, or operate an energy-saving improvement or modification.
 - h) Compel, or require approval of Homeowners Association for, a member to make auxiliary changes for the installation of an energy-saving improvement or modification.
 - i) Prohibit elements of a solar energy system from being installed on a roof face.
 - j) Require that a specific technology be utilized for the installation of a solar energy system, including, but not limited to, solar shingles rather than traditional solar panels.
 - k) Impose any standards that result in the production of electricity by the solar energy system by more than 10% or increase the total cost of the installation of the solar energy system to the member by more than \$1,000.00. As used in this subdivision, "production" means the estimated annual electrical production of the solar energy system.
- 3) The member shall comply with all applicable state and local building codes and permit requirements in the replacement, maintenance, installation, or operation of an energy-saving improvement or modification or the installation of solar energy system.
- 4) A member who wants to install a solar energy system shall comply with the application requirements in Section 3.1.
- 5) A member who has submitted an application to install a solar energy system prior to the Effective Date may resubmit a written application to install a solar energy system in accordance with Section 3.6.
- 6) A member who wants to install, replace, maintain or operate an energy-saving improvement or modification on the exterior of their home does not need to submit an application to the Homeowner's Association to do so, provided: (a) the member complies with Section 2.3; (b) such improvement or modification complies with: (i) Article VI, Section 9 of the Declaration of Restrictions, (ii) any other provision of the Declaration of Restrictions that does not contradict the Act and (iii) applicable local ordinances, if any; and (c) if in the case of rain barrels, it contains a mesh cover or other device or feature that prevents the attraction and accumulation of insects.

- 7) The member with the solar energy system or energy-saving improvement or modification is required to maintain, repair, replace, or remove a damaged or inoperable solar energy system or energy-saving improvement or modification in accordance with the manufacturer's requirements and applicable HOA requirements in this Energy Policy Statement.
- 8) The member shall not install a solar energy system or energy-saving improvement or modification, or any portion thereof, in any common area.

Section 3 – Applications and approvals

- 1) Beginning on the Effective Date, a member who wants to install a solar energy system in the member's home or unit shall submit a written application to Homeowners' Association. The written application under this section must include all of the following information:
 - a) The member's name.
 - b) The street address of the location where the solar energy system will be installed.
 - c) The name and contact information of the person that will install the solar energy system.
 - d) A description of the solar energy system to be installed, including a drawing that shows the layout of the solar energy system on the member's home or lot and all physical aspects of the solar energy system.
- 2) Homeowners' Association may deny an application to install a solar energy system or require the removal of a solar energy system if one (1) or more of the following apply:
 - a) A court has found that the installation of the solar energy system violates a law.
 - b) The installed solar energy system does not substantially conform with the member's application to install the solar energy system as approved by Homeowners' Association.
 - c) Homeowners' Association has determined that the solar energy system will be installed on the roof of a home or unit of the member requesting installation and one (1) or more of the following apply:
 - i) The solar energy system will extend above or beyond the roof of that home or unit by more than six (6) inches.
 - ii) The solar energy system does not conform to the slope of the roof and has a top edge that is not parallel to the roof line.
 - iii) The solar energy system has a frame, support bracket, or visible conduit of wiring that is not silver, bronze, or black tone that are commonly available in the marketplace.
 - d) Homeowners' Association has determined that **both** of the following apply:
 - i) The solar energy system will be installed in a fenced area or patio rather than on the roof of a home or unit.
 - ii) The solar energy system will be taller than the fence line and/or the fence is not in compliance with Declaration of Restrictions Article VI, Section 13.
- 3) Homeowners' Association will not deny a member's application to install a solar energy system because of the identity of the entity that owns the solar energy system or the financing method chosen by the member.
- 4) Except as otherwise provided in this section and in accordance with this policy, Homeowners' Association must approve or deny the member's request to install a solar energy system within 30 days after receipt of the written application. For any pending application made prior to the Effective Date, Homeowners Association must approve or deny the member's request to install the solar energy system within 120 days after receipt of the written application.
- 5) If Homeowners' Association fails to approve or deny the member's request to install the solar energy system within the time period specified under Section 3.4, the member may proceed with the installation of the solar energy system. If the member proceeds with the installation if

the solar energy system in compliance with this policy and the Act, Homeowners' Association shall not impose fines or otherwise penalize the member.

- 6) A member may resubmit a written application to install a solar energy system that was denied by Homeowners' Association before the Effective Date. On receipt of the resubmitted written application, Homeowners' Association shall reevaluate the application under this policy statement.

Section 4 – Sharing of the policy

- 1) Homeowners' Association shall do the following:
 - a) Make a copy of the policy available to all members within 30 days after the adoption of this policy and upon a new member joining or making a request.
 - b) Post a copy of the policy on the website and/or other location(s) where homeowners' association policies are shared.

The secretary of the Quail Ridge Homeowners Association certifies that this policy was duly adopted by the Quail Ridge Homeowners Association Board of Directors on January 12, 2026.

David Luedtke
Secretary
Quail Ridge Homeowners Association