

BSPOA Solar Energy Policy

Adopted pursuant to the Michigan Homeowners' Energy Policy Act (HEPA)

1. Purpose

The purpose of this policy is to comply with the Michigan Homeowners' Energy Policy Act (HEPA) and establish standards and procedures for the installation of solar energy systems within the BSPOA community. This policy allows property owners to install solar energy systems while providing reasonable aesthetic and safety standards and ensuring compliance with applicable state and local laws.

2. Definitions

Solar Energy System: Any device or structural design feature whose primary purpose is to provide for the collection, storage, and distribution of solar energy for electricity generation.

3. Owner Rights and Responsibilities

Owners within BSPOA have the right to install solar energy systems on their property in accordance with the Michigan Homeowners' Energy Policy Act and this policy. All costs related to installation, maintenance, repair, replacement, and removal are the owner's responsibility. Any abandoned or nonfunctional solar energy system must be removed by the owner. The association requires the owner to maintain liability insurance covering the solar energy system and to indemnify and hold BSPOA harmless for any damages or claims arising from the installation or operation of the system.

4. Architectural Approval Required

. Before installation, an owner must email BSPOA and include: 1) Owner name and property address, 2) Name and contact information of the licensed and insured contractor/installer, 3) Description of the solar energy system, and 4) Diagram or image showing the proposed panel layout on the home, including estimated size and configuration. 5) Attest that all permitted standards will be followed. The Association will respond within ten days. Installation may only begin after written approval is granted.

5. Permitted Standards

BSPOA may impose reasonable standards consistent with HEPA, including: Panels must generally conform to the roof slope; panels may not extend more than 6 inches above the roofline; frames, brackets, and visible conduit should be black, bronze, or silver tone; ground-mounted systems may not be placed on the lake side of the property, may not exceed the height of a fence line when located in fenced yards. Ground-mounted solar energy systems should be located in the least visible location on the property that still allows efficient solar generation. These standards, however, must not increase system cost by more than \$1,000 or reduce performance by more than 10%. An exemption to the standards should be included with the application, along with supporting documentation of why an exemption is necessary.

6. Compliance With Laws

This Solar Energy Policy is intended to comply with the Michigan Homeowners' Energy Policy Act. If any provision of this policy conflicts with applicable state law, the policy shall be interpreted and applied in a manner consistent with such law, and any conflicting provision shall be deemed modified to the minimum extent necessary to comply with the law. Owners must comply with all current association rules, applicable state and local building codes, electrical permits, and utility interconnection requirements.

7. Maintenance

The owner is responsible for maintaining the solar energy system in good condition, repairing any damage caused by installation, and removing or repairing inoperable systems.

8. Resubmission

An owner may resubmit an application if it was previously denied.

9. Policy Availability

BSPOA will provide an electronic copy of this policy to members upon request and post the policy on the official association website.

10. Effective Date

This policy becomes effective upon adoption by the BSPOA Board of Directors.

Board Certification

2026 BSPOA Board

Date: 4/1/2026