

Saline Northview Condominium Association

Solar Energy Policy Statement

Effective as of April 15, 2026

The Homeowners' Energy Policy Act, MCL 559.301 *et seq.* ("HEPA"), invalidates certain provisions in homeowners' association agreements that prohibit the replacement, maintenance, installation, or operation of certain energy-saving improvements or modifications or the installation of solar energy systems. HEPA also requires homeowners' associations to adopt a written solar energy policy statement that complies with certain terms and conditions of the act.

Article VI, Section 3 of the Bylaws requires a Co-owner to obtain the written approval of the Developer before constructing an improvement within their Unit:

No dwelling, structure or other improvement shall be constructed within a condominium unit or elsewhere within the condominium project, nor shall any exterior modification be made to any existing dwelling, structure or improvement, unless plans and specifications therefor containing such details as the Developer may reasonably request have first been approved by the Developer... The Developer's rights under this Article VI, Section 3 may, in the Developer's discretion, be assigned to the Association or other successor to the Developer.

The Developer assigned its rights under the Condominium Documents, including all architectural control rights, to the Association through an Assignment of Developer Rights on June 12, 2024.

Paragraph FOURTH (3)(b) of the Consolidating Master Deed states that each Co-owner is responsible for the maintenance, repair, and replacement of the items that are expressly assigned to them under the provisions of the Condominium or that are not otherwise expressly assigned to the Association. Other than Article VI, Section 14 of the Bylaws, which requires each Co-owner to maintain any improvement to their Unit in a safe condition, the Condominium Documents do not expressly require the Association to maintain, repair, or replace improvements to a Unit. Therefore, each Co-owner is responsible for maintaining, repairing, and replacing any improvement made to their Unit.

Under Article II(a) of the Articles of Incorporation, the Association was formed for the purpose of managing and administering the affairs of the Northview condominium. The Board of Directors is responsible for administering the affairs of the Association pursuant to Article X, Section 3 of the Bylaws. Under Article VI, Section 10 of the Bylaws, the Board may adopt reasonable rules and regulations concerning the use of the common elements, which shall become effective thirty (30) days after mailing or delivery to the designated voting representative of each co-owner.

The Association notes that the plain language of HEPA does not indicate that it applies to condominium associations; however, the Association will adopt and maintain the written solar

energy policy statement required by HEPA for so long as HEPA remains in effect. Therefore, in compliance with MCL 559.309, the Board now adopts the following Solar Energy Policy Statement pursuant to Article VI, Section 10 of the Bylaws.

Solar Energy Policy Statement

Section 1. Conflict Between Condominium Documents and HEPA. Pursuant to MCL 559.305 and MCL 559.307, to the extent one (1) or more provisions within the Condominium Documents violate HEPA, those provisions are invalid and unenforceable as contrary to public policy, and HEPA will control.

Section 2. Conflict Between HEPA and Policy Statement. Pursuant to MCL 559.309(1)(e), to the extent any provision within this Solar Energy Policy Statement (“Policy Statement”) contradicts HEPA, that provision is void and unenforceable, and the language within HEPA will control.

Section 3. Applicability to Common Areas. Pursuant to MCL 559.313, HEPA does not apply to any common areas in the Condominium, if any. “Common areas” are defined as portions “of a building, land, or amenities owned or managed by the homeowners’ association that is generally accessible to all members of the association.”

Section 4. Review and Approval of Solar Energy Systems.

A. **Definition of Solar Energy System.** MCL 559.303(j) defines a “solar energy system” as “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.”

B. **Review and Approval Specifications and Requirements.**

i. In accordance with Article VI, Section 3 of the Bylaws, a Co-owner desiring to install a solar energy system within their Unit is required to submit a written application to the Association. The written application must include the following information under MCL 559.311:

1. The Co-owner’s name.
2. The Co-owner’s street address.
3. The name and contact information of the person who will install the solar energy system.

4. An image that shows the layout of the solar energy system on the Co-owner's home.
 5. A description of the solar energy system to be installed.
- ii. The Association may not ask the Co-owner about their energy usage. The Association may not consider the identity of the entity that owns the solar energy system or the financing method chosen by the Co-owner when considering whether to approve their application.
 - iii. Any fee that the Association may charge to review the application must be charged at the same rate as other alteration and modification requests.
 - iv. When reviewing a Co-owner's application, the Association will consider all the following:
 1. Solar energy systems may be installed on a roof face.
 2. No specific technology, such as solar shingles or traditional solar panels, is required to be utilized in the installation of a solar energy system.
 3. The approval of an adjacent Co-owner is not required.
 4. Any standards enforced under this Policy Statement may not result in a reduction in the estimated annual production of electricity by the solar energy system by more than ten percent (10%).
 5. Any standards enforced under this Policy Statement may not increase the total cost of the installation of the solar energy system to the Co-owner by more than \$1,000.00.
 6. No conditions that impair the operation of the solar energy system may be imposed.
 7. No conditions that negatively impact any component industry standard warranty may be imposed.

C. Denying Applications to Install Solar Energy Systems. The Association may deny a written application to install a solar energy system if one or more of the following apply:

- i. A court has found that the installation violates a law.
- ii. The installed solar energy system does not substantially conform to the Co-owner's approved application.
- iii. The Association has determined that the solar energy system will be installed on the roof of the Co-owner's home and:
 - 1. The solar energy system will extend above or beyond the roof of the home by more than six (6") inches;
 - 2. 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; or
 - 3. The solar energy system has a frame, support bracket, or visible conduit or wiring that is not silver, bronze, or black in tone, which are commonly available in the marketplace.
- iv. The Association has determined that both:
 - 1. The solar energy system will be installed in a fenced yard or patio rather than on the roof of a home or unit; and
 - 2. The solar energy system will be taller than the fence line.

D. Deadline to Approve or Deny Application. The Association will either approve or deny the Co-owner's application within thirty (30) days of its receipt. If the Association does not approve or deny the Co-owner's application within thirty (30) days of its receipt, the Co-owner may proceed with the installation of the solar energy system in compliance with HEPA, and the Association may not impose fines or otherwise penalize the Co-owner for complying with HEPA.

Section 5. Resubmission of Solar Energy System Applications. If the Association previously denied a Co-owner's application to install a solar energy system before the enactment of HEPA, the Co-owner may submit another written application to the Association, and the Association will reconsider the application under HEPA. If the Association denies a Co-owner's application to install a solar energy system that was submitted after the enactment of HEPA, the Co-owner may later resubmit another written application to install a solar energy system.

Section 6. Post-Installation Reporting. After the Co-owner's installation of a solar energy system, the Association will not require post-installation reporting.

Section 7. Compliance with State and Local Laws. Co-owners will comply with all state and local building codes and permit requirements when installing solar energy systems.

Section 8. Maintenance, Repair, and Replacement. Co-owners who have a solar energy system are responsible for maintaining, repairing, and replacing it so that it remains in good condition and repair.

Damage to another Unit or the common elements resulting from a failure of the Co-owner to adequately maintain, repair, or replace the solar energy system is the Co-owner's responsibility.

Section 9. Removal of Solar Energy Systems. The Association may require the removal of a solar energy system if it is not maintained in accordance with Section 8 above or if one or more of the conditions outlined in Section 4(C) above apply.

Section 10. Distribution and Availability of Policy Statement. This Policy Statement was made available to the Association's members no later than thirty (30) days after its adoption and will be made available to the Co-owners upon request. If the Association maintains an Internet website, this Policy Statement will be posted and maintained on that website.

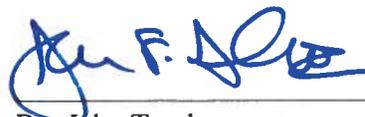
Section 11. Invalidity or Repeal of HEPA. If HEPA is found to be unenforceable under Michigan law or is repealed, this Policy Statement will automatically be rescinded and no longer in effect.

Section 12. Severability. If any one or more of the provisions in this Policy Statement is, for any reason, held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability will not affect any other provision of this Policy Statement, and this Policy Statement will be construed as if it never contained any invalid, illegal, or unenforceable provision.

This Solar Energy Policy Statement was adopted by the Board of Saline Northview Condominium Association at its Regular Meeting on March 10, 2026.

BOARD OF DIRECTORS

**Saline Northview Condominium
Association**



By: John Turck

Its: President