

**MANORS AT DEER CREEK HOMEOWNERS' ASSOCIATION**  
**RESOLUTION ADOPTING RULES FOR SOLAR PANELS**

THIS RESOLUTION is adopted this 6th day of September 2024, by the Board of Directors ("Board") of the Manors at Deer Creek Homeowners' Association ("Association"), at a meeting duly called and a quorum being present.

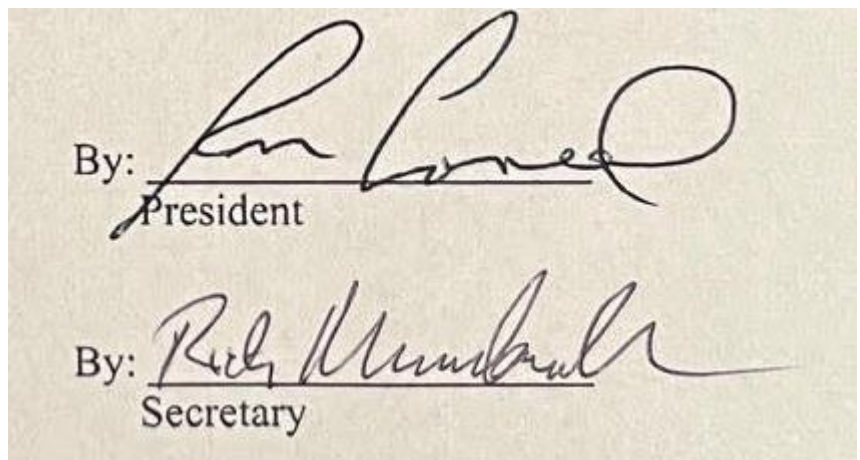
WHEREAS, the Manors at Deer Creek Subdivision ("Subdivision") is subject to the "Manors at Deer Creek Indenture of Trust and Restrictions" as recorded in Book 3292, Page 1326 of the records of St. Charles County, Missouri, as may be amended ("Indenture"); and

WHEREAS, the General Assembly adopted Mo. Rev. Stat. §442.404, which bars enforcement of a restriction or covenant that prohibits solar panels (subject to certain inapplicable exceptions); provided, however, solar panels remain subject to reasonable rules and regulations as may be adopted by the Board; and

WHEREAS, the Board, with the assistance of counsel, has prepared the "Rules for Solar Panels," which is attached hereto and incorporated herein by reference.

NOW THEREFORE, the Board resolves that the Rules for Solar Panes are adopted by the Board.

The President and Secretary of the Board of Directors of the Manors at Deer Creek Homeowners' Association, by their signatures below, certify that this Resolution has been duly unanimously approved by the Board at a meeting duly held on the date and year appearing above.



By: [Signature]  
President

By: [Signature]  
Secretary

**MANORS AT DEER CREEK HOMEOWNERS' ASSOCIATION**  
**RULES FOR SOLAR PANELS**

**Section 1. Purpose.** These Rules for Solar Panels (“Rules”) are intended to foster use of solar energy within the Subdivision by providing guidance to owners, contractors, engineers, architects and others providing services on behalf of owners while preserving the aesthetics and property values.

As provided by Mo. Rev. Stat. §442.404, the Association is authorized to adopt reasonable rules regarding solar panels without a vote of the members of the Association or amendment to the Indenture.

**Section 2. Location.** Solar panels remain prohibited on any location other than a roof of a home. For a roof facing the front of a home or a side roof on the front elevation of the home, only solar shingles are permitted. For all other roofs, solar panels or shingles are permitted.

**Section 3. Review Process.** Any owner desiring to install a solar energy system (“System”) on his or her home must apply to the Board as provided in Article 8 of the Indenture.

(a) **Application.** Prior to installing any System, the owners shall apply to the Board for approval using such form as the Board may prepare and modify from time to time (“Application”). The Application shall include plans and specifications depicting (i) the location, design, dimensions, materials, and colors of the proposed System, (ii) construction drawings showing the number of collectors, attachment to the roof structure, and location of any exterior components, (iii) a sample or illustrated brochure of the proposed System, and (iv) calculations showing the number and area of the collectors planned (“Plans”).

(b) **Review by Board.** The Board shall approve or reject the Application consistent with Section 8(a) of the Indenture (60 days). The Board shall state its decision in writing. A rejection shall state the reasons, and the owner may make a new Application. If the Board does not act within the allotted time, the Application shall be deemed approved pursuant to Section 8(a) of the Indenture. Board determinations shall be upheld so long as made in good faith.

(c) **Criteria.** The following criteria apply to installation of Systems:

1. Panels (or shingles) and related fixtures shall be firmly secured in accordance with the manufacturer’s recommendations, industry standards and applicable ordinances.

2. A copy of all applicable permits, approval from electric utility and approval by the applicable fire district (“FPD”) shall be provided to the Board before any work begins.

3. A copy of the contractor’s certificate of insurance evidencing current general liability insurance of at least one million dollars and workers’ compensation insurance in accordance with the laws of the State of Missouri shall be provided to the Board before any work begins.

4. Installers shall comply with such reasonable regulations as may be adopted by the Board with respect to hours of operation, parking of workers’ vehicles, storage of equipment and materials on site, etc.

5. Panels shall be installed flush with the roof of the home. A roof on the side of the home facing a street is not a rear roof.

6. Panels shall be mounted square to the roof and shall be no closer than two (2) feet to the

edge of the roof.

7. To the extent possible, panels, trim and framing materials of the System shall be color treated to match the roofing material.

8. To the extent possible, trim and frame materials shall not be reflective.

9. To the extent possible, conduit, pipes, wiring, and equipment related to the System shall be hidden from view (by locating under the panels or inside the envelope of the home) or, if visible, shall be color treated to match the roofing material or exterior walls, as the case may be.

10. To the extent possible, components mounted on the exterior of the home such as inverters and switches shall be placed at inconspicuous locations and approved by FPD.

**(d) Work Change and Completion.** Installation of any System shall comply with the Plans approved by the Board, and shall be completed within six months of the date of approval. Any material change in the approved Plans shall be submitted for prior approval of the Board.

**(e) Certification.** Within three months after installation of the System is complete, the owner shall provide the Board a Certificate of Operation indicating that the System is operational. The Board may, not more than once in a calendar year, request a new certificate that the System is operational. If the System is no longer operating, the owner shall have sixty (60) days to repair and restore the System or shall remove the System and restore the home to its prior condition.

**(f) No Waiver.** Approval of an Application and Plans shall not waive the right to withhold approval of similar applications or plans submitted in the future for approval.

**(g) Obstructions.** The Association has no obligation to ensure the System is free from obstructions, such as trees from adjacent property or the common ground.

**(h) Enforcement.** Any noncompliance with this Section may be enforced as provided in the Indenture.