Prairie Brook and Prairie Brook Villas
Solar Energy System Standards
August 2021

The Design and Review Committee (DRC) will review applications to ensure applicants understand and meet the standards set below. Solar collection system cannot be installed without the prior written consent of the DRC. It's important that project activities should be on-hold until a decision has been made by the DRC. The approval process may involve a site review prior their decision.

I. Systems Standard Attributes
   a. Must meet the codes established by the city of Olathe, Johnson County, and State of Kansas.
   b. Must be permitted by all the government and utility entities involved.
   c. Work must be conducted by each of the necessary trades involved.
   d. For compliance with the City of Olathe, contractors and affiliates need to be licensed in Johnson County, as well as any other applicable licensing authority.
   e. The project can only be built to the size that supplements or replaces the energy needs of the home and any vehicles that are registered to that address and visiting guests.
   f. Systems of consideration can only be rear and side roof facing. No project can be street facing.
   g. Panel systems must remain parallel to the roof pitch and not be raised more than 10" above the shingles. Must have matching rail systems and panel color (example: black rails and brackets with black panels). As of this date, some contractors offer a "film/cover" that will help the solar panels better mimic the color of the shingles and this would be preferred as is practical.
   h. Components of the roof system should conform to the color of the roof shingles to the extent practical.
   i. Solar "shingles" that replicate the look of composite shingles and solar panels that are anti-glare are the "preferred systems".
   j. Power collection between panels and ultimately to the grid must be properly encased and hidden from view to the extent possible.
   k. Venting should be moved to allow the panel array to be aligned consistently on the roof.
   l. System panel arrays must be place in the same direction on the roof.
   m. PVC, conduit, collection boxes and junction boxes should reside within the interior of the home to the extent practical.
   n. Systems must allow for a minimum of 18" of roof space between the panel and the peak or valley nearest to them as well as the roofs edge.
   o. Panels must allow for allow for 24" of roof space between the panels and the lower roof edge (next to the gutter)
   p. Systems shall be installed on an individual resident basis.

II. Examples of systems that will be DENIED as well as components that are PROHIBITED.
   a. Systems that are street facing.
   b. Systems that need to utilize the homes exterior walls for mounting.
   c. Systems that require extensive PVC or Conduit (or similar materials) as well as collection boxes and junction boxes mounted on the roof or exterior walls of the home.
   d. Systems where the panels and hardware do not match.
   e. Systems that are considering using a secondary structure which is not attached to the primary residence.
   f. Systems that are proposed to share power from one collection system between homes and villas
   g. Used or secondhand systems may not be installed or moved in from a previous home or residence.
   h. Solar tracking systems (panels that move with the sun during the day)
   i. Solar water heating systems with exposed roof mounted water tanks.

III. Application Process

Submit the application for home improvement to Young Management Company
Applications submitted to the DRC should include the following:

a. A diagram "drawn to scale" by the licensed contractor installing the system showing where the system will be installed.
b. Photos of the roof area where the array will be mounted.
c. ALL materials to be used and/or manufacturer's description of the system, photos and/or pictures of the system and color of the system. Physical samples of the system may be requested by the DRC and provided by the solar contractor
d. Where possible, provide photos of similar existing systems as examples.
e. Piping and electrical connections will be located directly under and/or within the perimeter of the panels, when possible, and placed as inconspicuously as possible when viewed from all angles.
f. The highest point of a solar panel array will be lower than the ridge of the roof where it is attached.
g. All painted surfaces will be kept in good repair.
h. Contractor statement indicating that the changes to the property will not impede upon another homeowner's property.
i. The Prairie Brook Declarations allow for a 30-day time frame for approval by the DRC and all efforts will be made to complete that process in a timely manner, but more time may be needed to properly evaluate some solar systems.

IV. Appeal Process:

a. There will be an appeal form on the Prairie Brook website.
b. If a homeowner seeks a variance, they must provide a letter stating the variance requested and why the variance is necessary to complete their proposed improvement. This letter or request should include a cost summary between what was originally proposal and any cost associated with the variance proposed. The DRC may require a statement by the contractor of such variance along with supporting bids or estimates from the contractor to assist them in making a more informed decision.

Due to the constant change of Solar Collection technology and the inability to identify every option or consideration available, the DRC reserves the right to modify and amend these guidelines without prior notice.

We want to promote uniform appearance with hidden electrical equipment from the panels to the power meter.

We want to avoid systems with excessive electrical equipment (PVC, Conduit and collection boxes on the roof of the home.