

**WOODLAND VILLAGE
POLICY ON DISTRIBUTED GENERATION SYSTEMS**

A. General

1. With the prior written approval of the Design Review Committee (“DRC”), an Owner may install a distributed generation system (“DGS”), on the Owner’s Lot.
2. DGS means a system or facility for the residential generation of electricity that uses solar energy to generate electricity. Components including solar panels, racking system, conduit, batteries, inverters and meters may be part of a DGS.
3. Owners are advised to obtain the prior written approval for the DGS before entering into any contracts for the purchase or lease of such a system.
4. Upon submission of a complete application for a DGS, the DRC shall approve, deny or approve with modifications the Owner’s application within 35 days.
5. Incomplete applications will not be considered and the time period for DRC review shall not begin to run until the Owner has submitted a complete application. The DRC will return any incomplete application to the Owner. At a minimum, an application must include the requirements of Section B.
6. Any denial shall include the reasons for the denial based on the specifications outlined below.
7. After receiving a denial, the Owner may resubmit the application. The resubmitted application must address each reason for the denial and explain how the Owner proposes to address the same. The DRC shall approve, deny or approve with modifications the Owner’s resubmitted application within 15 days.
8. If the DRC denies the resubmitted application and the Owner still desires to install a DGS, the Owner may resubmit the application again with new information but the timeframe for the DRC to approve, deny or approve with modifications shall be the standard time frame allocated to the DRC for all other applications.
9. If the DRC fails to act on a complete initial application within 35 days or a first resubmittal within 15 days, the application or resubmittal will be deemed “approved” and the Owner may commence work to install the DGS.
10. Days shall be calculated as follows. The 35 day or 15 day period begins to run on the day after the Association receives a complete application and includes weekends and holidays. An application which is emailed or uploaded is received on the day it is emailed to the Association’s managing agent or uploaded to the Association’s website.

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An application which is hand-delivered is received on the date it is delivered to the office of the Association's managing agent and placed in the hands of an employee of the managing agent. An application that is mailed is received seventy-two (72) hours (per the CC&Rs, Article XI, Section 11.5) after the application is placed in the U.S. Mail postage prepaid.

11. These Rules shall be binding upon all Owners, and their grantees, lessees, tenants, occupants, successors, heirs, and assigns who currently or in the future may possess an interest in a Lot with a DGS. The Owner shall disclose to potential purchasers of the Lot all rights and responsibilities concerning the System
12. These Rules shall supersede and replace any prior Rules pertaining to solar panels. Owners of a Lot within a sub-association of Woodland Village are advised that the sub-association has its own design review process which may include a rule on distributed generation systems with different or additional requirements.

B. Specifications

1. A DGS may be installed only on the Owner's Lot even if the Association is responsible for maintenance and repair of the exterior surface where the DGS will be installed. No portion of the DGS may encroach on the Common Elements or another Lot. Therefore, with the prior written approval of the DRC, an Owner may install a DGS within the boundary of the Lot only.
2. A DGS may only be installed by a solar installation contractor licensed pursuant to NRS 624 who has obtained the required building permits for such installation.
3. To the extent consistent with Nevada law, any DGS component installed on the Lot exterior must be aesthetically compatible with the Lot exterior and in harmony with the surrounding Lots and common elements. By way of example, the installed components should blend in with the roofline, maintain architectural and structural integrity of the roof, and have an appearance similar to the roof and other materials, provided that black solar glazing is permitted.
4. If installed on the roof, solar panels should be placed flat upon, or parallel to the roof: no vertical or angled or slanted solar panels may be installed. In all instances the distance between roof shingles or tiles and the frames and panels should be as minimal as possible. The panels and framing shall not be cantilevered or tilted with respect to the roof or its surface or be an orientation-adjusting DGS unless Nevada law requires an association to permit such an installation.
5. Solar panels shall not be installed on that portion of the Lot (including the roof) that faces the street so long as complying with this requirement does not result in a decrease

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- in the DGS's production of more than 10%, as determined using the National Renewable Energy Laboratory of the United States Department of Energy PV Watts Calculator <https://pvwatts.nrel.gov/> or the Governor's Office of Energy Renewable Energy System Determinations <https://www.energy.nv.gov/programs/renewable-energy-system-determinations/> . An Owner submitting an application which includes plans for installing solar panels on that portion of the Lot facing the street must also submit plans for solar panels installed in the DRC's preferred locations on the side or rear of the Lot. The Owner is responsible for having their contractor produce the calculations using the PV Watts Calculator or Renewable Energy System Determinations for both plans demonstrating that the DRC's preferred location does/does not cause a more than 10% reduction in production. These calculations must be included in the application.
6. Conduit, cables, wiring, pipes and cords (collectively, "conduit") shall be painted to match the color of the surface to which it is attached, concealed to the extent feasible, and must be taut, secured and follow building contours.
 7. If the Lot has a garage, all batteries shall be stored in the garage in a manner that does not preclude parking the number of vehicles which the garage was intended to park.
 8. All inverters and other equipment associated with the DGS shall be located out of street view and reasonably out of view of adjacent Lots. The Owner shall include in the application the proposed location for such equipment and how the equipment will be reasonably screened from view. If the Owner proposes a fence or other type of physical barrier to screen the equipment from view, then the color of such barrier shall be a color used on the Lot or the Lot's fence and the style of such barrier shall be compatible with the type of fencing or other similar barriers used in the Lot.
 9. No DGS equipment shall be installed within applicable setbacks or within an easement reserved on the Lot (e.g., a drainage easement).
 10. The System is required to be in accordance with the National Electric Code, any local ordinance or any state law or regulation. The DRC may not condition approval on any Rule which violates the National Electric Code or any applicable building codes. However, the Owner must provide evidence to the DRC that the condition or Rule as applied does in fact violate applicable codes
 11. Birds and pests shall not be allowed to nest or roost on the DGS. The Owner is responsible for the cost of any pest control in or around the DGS components. If the Owner proposes to install a physical barrier around the solar panels or racking system to prevent birds from nesting under or around these components the barrier should be

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a color complementary to the solar panels or racking system and must be unobtrusive and maintained in good repair.

12. No Owner shall allow any component of the DGS to fall into disrepair or become a safety hazard, as determined by the Board in its sole discretion. If any portion of a DGS becomes partially or fully detached, repairs shall be made promptly. The partial or full detachment of roof mounted components is considered a health, safety or welfare matter and must be repaired within 72 hours.
13. In its sole discretion, the Association may inspect the DGS at any time.
14. *Owners are not required to comply with Section B 5 and 6 above if the costs of complying with the respective provision exceed 3% of the cash cost of the installation of the DGS. An Owner may demonstrate that the cost of complying with the provision exceeds 3% of the cash cost of the installation of the DGS by delivering to the Association a written estimate that: (1) is prepared by a solar installation company that is properly licensed pursuant NRS 624 and is not affiliated with either the Owner or the Association; (2) is dated not more than 60 days before delivery of the written estimate to the Association; (3) itemizes all costs of complying, including, without limitation, labor, materials, professional fees, permit fees, inspection fees, financing charges and the costs of change orders; and (4) shows that the costs of complying with the provision exceed 3% of the contract price for the installation of the DGS.*
15. A complete application includes the following information:
 - a. Name, address, email and telephone number of the Owner's solar installation contractor who may not be affiliated with the Lot's Owner or the Association.
 - b. Copy of contractor's licensing, bonding and insurance.
 - c. Scaled drawings/elevations of the Lot depicting the location and dimensions of the solar panels and all other DGS components. For ground-mounted equipment, the drawings must include applicable setbacks and the location of any easements.
 - d. Identification of the brand/manufacturer, model, size, panel type, number of panels, wattage or power output, efficiency rating, location/placement, color, weight, fire rating and hurricane rating.
 - e. Information on how the DGS will be affixed to the Lot.
 - f. Information on proposed screening materials, including drawings, photographs, dimensions, and colors.
 - g. Information on proposed pest screening materials, including samples, photographs, dimensions, color and how it will be affixed to the DGS and the Lot.
 - h. If the application proposes installation on the side of the Lot facing the street, the calculations required under paragraph B.5.

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- i. If there is information that the Board deems unclear or ambiguous, or information is incomplete, a blueprint or schematic and/or more detailed specifications of the System, panels or installation may be required to proceed with the review process.

This Policy was adopted by vote of the Board of Directors via written unanimous consent on September 3rd, 2025 and such consent will be made a part of the Association's records at the next Board meeting.

By: 
1FD5F77101274C4..., President

Attested by: 
00A96DC8FBB141F..., Secretary

The undersigned certifies that a copy of this policy was delivered to all Owners of record on September 16th, 2025 via email or US mail and was posted to the Association's website (required if community is 150 or more Lots). Additionally, the undersigned certifies this policy has been added to the Association's governing documents and will be supplied as part of future resale packages.


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Signature