

COUNTRY CLUB OF SUGAR CREEK PROPERTY OWNERS ASSOCIATION, INC.
POLICY RESOLUTION REGARDING SOLAR PANELS

THIS RESOLUTION is adopted this 28th day of October, 2021 by the Board of Directors ("Board") of the Country Club of Sugar Creek Property Owners Association, Inc. ("Association"), at a meeting duly called and a quorum being present.

WHEREAS, Country Club of Sugar Creek (the "Subdivision") is a planned community by virtue of the "Declaration of Covenants, Conditions and Restrictions for Country Club of Sugar Creek" as recorded on August 31, 1990 in Book 465, Page 531, *et seq.*, as amended, all in the records of Jefferson County, Missouri, ("Declaration"); and

WHEREAS, the residence on a Lot in the Subdivision is called a Residential Unit, as per Section 1.26 of the Declaration, and is owned by its respective Lot Owner, including but not limited to its roofs; and

WHEREAS, modifications, improvements and/or structures cannot be installed on Lots or the exterior of Residential Units without the prior written approval of the Architectural Review Committee ("ARC"), pursuant to Article V of the Declaration; and

WHEREAS, the Board may adopt rules and regulations governing the administration, operation and use of the Subdivision, as well as the health and safety of its Owners and occupants, pursuant to Declaration, Section 3.3.8 and By-Laws, Article III, Section 11(f); and

WHEREAS, no action or activity shall occur that becomes a nuisance to the Subdivision in the judgment of the Association, as per Section 6.8 of the Declaration; and

WHEREAS, there is a rising interest in installing and using solar panels; and

WHEREAS, the Board's seeks to create rules to guide the owners interested in installing and using solar panels and other energy conservation equipment; and

NOW THEREFORE, pursuant to its rule-making authority, the Association hereby adopts the following rules and regulations concerning solar panels and other energy conservation equipment:

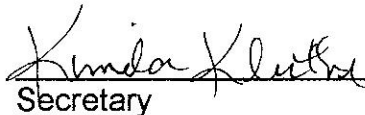
1. No solar panels or solar collectors, wind-generation system or attendant hardware or other energy conservation equipment shall be constructed or installed unless it is submitted to ARC for review and approved by ARC and/or the Board as per the procedure identified in Article V of the Declaration.
2. Any solar panels, solar collectors, wind-generated power, or attendant hardware or other energy conservation equipment shall only be constructed or installed if it is an integral and harmonious part of the architectural design of a structure, as determined in the sole discretion of the ARC.

3. The Association through ARC and/or the Board may require an Owner's submission for solar panels/collectors or other energy conservation equipment to specify the following:
 - a. the qualifications and insurance requirements of contractors who install solar panels/collectors or other energy conservation equipment,
 - b. the location of where such energy conservation equipment may be placed,
 - c. the concealment of solar panels/collectors' structures and piping,
 - d. the color of solar panels/collectors to harmonize with the colors of the Community, and
 - e. the overall size, coverage or total number of solar panels/collectors.
4. Any violation of these rules will subject the Owner responsible to (a) remove the structure at his or her expense, and (b) pay for any additional costs to remediate said Owner's noncompliance and/or bring the energy conservation equipment into compliance, as per the Association's Governing Documents and as required by the Board and/or ARC in their sole discretion.

This Resolution is approved and adopted by the Board of Directors, and the President and Secretary are authorized to sign this Resolution on behalf of the Board.



President



Secretary