



HILLTOP
HOMEOWNERS ASSOCIATION
EAST HEMPFIELD TOWNSHIP, LANCASTER, PA

To: Hilltop HOA Homeowners
From: Hilltop HOA – Board of Directors
Re: Solar Panels

There has been interest from some homeowners about installing Solar Panels on their homes. Please consider the following:

- We do not want to make an evaluation regarding the viability of solar energy. There are many positive aspects to solar energy, but that is not the issue we need to address. This is less complicated for single family homes where the homeowner is responsible for all aspects of roofing maintenance.
- Currently, there are no laws on the books that limit what jurisdiction an HOA has over a homeowner's right to install solar panels on their home.
- The homeowner is responsible for Maintenance, Damage and insurance for their roof; **the HOA is responsible for replacing the shingles after a normal life expectancy.**
- If the HOA is responsible for the roof, the HOA is under no obligation to allow a homeowner the right to install solar panels. This does not mean that the HOA cannot change its position and allow solar panels at some time in the future, but there are things to consider before moving forward with this decision.
- The life expectancy of solar panels is about twenty (20) years. Roofing shingles that the HOA would currently install would last between 20 – 25 years.
- Roofing shingles were replaced in our community between 2005 – 2008. This means that all solar panels installed on the existing roofs would need to be removed and reinstalled when the new roofing shingles are replaced.
- Based on the owner's responsibility of coordinating the removal of the solar panels with the solar panel installer and the roofing contractor and paying for their removal and re-installation at the current rates of \$200 - \$300 per panel, the HOA does not want to run the risk of the homeowner's inability or unwillingness to have the roof free and clear to install new shingles.

Based on these points, the HOA has decided to maintain its position of not allowing solar panels to be installed on any roof within the Hilltop community.

Thank you for your understanding.

Hilltop Home Owners Association