

**UNANIMOUS CONSENT OF THE BOARD OF DIRECTORS OF  
TALAMORE COMMUNITY ASSOCIATION  
IN LIEU OF ANNUAL MEETING**

The undersigned, being all of the members of the Board of Directors of TALAMORE COMMUNITY ASSOCIATION, an Illinois not for profit corporation ("Corporation"), do hereby adopt the following resolutions pursuant to Section 108.45 of the Illinois General Not for Profit Corporation Act of 1986, as amended:

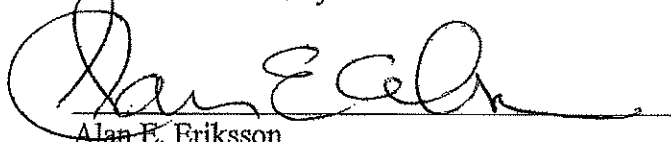
RESOLVED, that the Board of Directors hereby adopts the Solar Energy System Policy attached hereto as Attachment A to be effective immediately with respect to all Detached Homes under the Community Declaration for Talamore.

FURTHER RESOLVED, that since the last recorded actions of the directors of the Corporation, all actions taken by the officers of the Corporation, in the name of and on behalf of the Corporation are hereby ratified, confirmed, approved and adopted as the official acts of the Corporation.

Dated: October 3, 2018 .



\_\_\_\_\_  
Michael P. Mahoney



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Alan E. Eriksson



\_\_\_\_\_  
Heather Buchanan Smith

Being all of the members of the Board of  
Directors of the Corporation.

## ATTACHMENT A

### **SOLAR ENERGY SYSTEM POLICY OF THE TALAMORE COMMUNITY ASSOCIATION**

[Effective 10/3/18]

All capitalized terms used herein, to the extent not otherwise defined herein, shall have the meanings assigned to them in the Community Declaration for Talamore, recorded on August 24, 2006, in the Office of the Recorder of Deeds for McHenry County, Illinois as Document No. 2006R0062183, as amended from time to time.

A Detached Home may be improved with a solar energy system, subject to the following:

(a) Application for the installation of solar collectors, solar storage mechanisms and solar energy systems must be made to the Declarant and Board, pursuant to Section 3.04 and 10.07 of the Community Declaration, by submission of the Community Association's standard alterations and additions application form, accompanied by a sample or illustrated brochure of the proposed solar collectors, solar storage mechanisms and solar energy systems which shall clearly depict the system and define the proposed materials to be used. Construction drawings for the specific installation shall also be provided. Drawings shall clearly show all elevations, roof planes, proposed assembly and attachment to the roof structure, proposed installation location on the Detached Home and the location of any storage tanks. In addition, the application shall include calculations indicating the number and area of panels required.

(b) REC TwinPeak 2 Series modules or a similarly situated product shall be used. See the brochure on file with the Community Association for reference.

(c) Owners shall not permit solar collectors, solar storage mechanisms or solar energy systems to fall into disrepair or to become safety hazards.

(d) Owners shall be responsible for the maintenance (including repainting and refinishing), repair and (if elected when necessary) replacement of solar collectors, solar storage mechanisms and solar energy systems and shall repair any damage caused to any portion of the Community Area as a result of the installation of solar collectors, solar storage mechanisms and/or solar energy systems.

(e) Solar collectors, solar storage mechanisms and solar energy systems shall meet applicable standards and requirements imposed by state and local permitting authorities and shall be certified by the Solar Rating Certification Corporation (SRCC) or other nationally recognized certification agency, as applicable. Owners shall be responsible, at the Owner's cost, for any and all applications and permits required by the State of Illinois, the County or the Municipality. An Owner must submit all requisite permits to Declarant and Board prior to installation.

(f) Permitted solar collectors may be installed only on the requesting Owner's roof and shall be, upon installation, completely contained within the vertical plane of the exterior wall lines of the structure. Under no circumstances shall any solar collectors extend beyond the bounds of the Owner's roof.

(g) Solar collectors, solar storage mechanisms and solar energy systems, whenever possible, should be installed on an existing plane of roof material.

(h) Solar collectors, solar storage mechanisms and solar energy systems installed on roofs must be firmly affixed and parallel to roof surface.

(i) All plumbing lines shall be concealed on the exterior of the building to the extent possible. The method of installation detailed in the Owner's application described in paragraph (a) herein shall be complied with by Owner and Owner's contractors. All plumbing lines shall be painted the same as the Detached Home exterior color and other materials adjacent to the system.

(j) Roof solar collectors shall be consistent in color with existing roof shingles and shall be painted and/or anodized when appropriate.

(k) Any material used in the solar collectors, solar storage mechanisms and solar energy systems, if flammable, must be self-extinguishing.

(l) Ground-mounted, free-standing solar collectors, solar storage mechanisms and solar energy systems are prohibited on the Premises.

(m) A solar energy system may be installed on the roof within an orientation to the south or within 45 degrees east or west of due south provided that the orientation does not impair the effective operation of the solar energy system.

(n) A solar energy system shall only be installed by a professional contractor, licensed or accredited by the North American Board of Certified Energy Practitioners (NABCEP), Interstate Renewable Energy Council (IREC) or other similar nationally recognized accrediting/licensing authority. The appropriate credentials, including contractor's insurance information, of the professional contractor shall be submitted along with the Owner's application described in paragraph (a) herein.

(o) If, as a result of an Owner's installation, maintenance or repair of a solar energy system, solar collection, solar storage mechanism or any of their component parts, damage is caused to any portion of the Premises, the Owner shall pay for any such damage, maintenance and repairs as may be necessary, as determined by the Declarant or Board, in its or their sole discretion.

(p) Any party that installs, maintains, repairs and/or replaces a solar energy system, solar collection or solar storage mechanism must first provide to the Community Association

with adequate proof of insurance, providing coverage for the type of work described in this subparagraph. The Association shall be named as an additional insured on such policies and no installation, maintenance, repairs or replacements may commence until proof of the insurance required by this subparagraph is provided to the Community Association.

(q) The installation, placement or construction of wind energy collection systems, rain water collection systems and composting systems anywhere on the Premises is prohibited.

This Solar Energy System Policy may be amended from time to time by the Board, provide that the policy shall at all times comply with the Homeowners' Energy Policy Statement Act of Illinois (765 ILCS 165/1 et. seq.).