

Lakewood Estates Rules and Regulations for Solar Panels and Small Wind Energy Systems

Adopted by the Lakewood Estates Property Owners' Association (LEPOA), Danville, Illinois

These rules are adopted pursuant to the Lakewood Estates Covenants and By-laws and applicable Illinois law. All solar panel installations must comply with these regulations, in addition to all applicable local, state, and federal requirements. Wind energy installations are not allowed.

1. Application and Approval Process

1.1. Pre-Approval Required

No solar energy system shall be installed on any property in Lakewood Estates without prior written approval from the LEPOA Board of Directors ("the Board").

1.2. Submission Deadline

Complete application packages must be submitted no earlier than **15 days prior and no later than 5 days prior** to the next regularly scheduled Board meeting. Under Illinois law, the Board has **30 days from receipt of all required documents** to issue a written decision.

1.3. Required Documentation

Applicants must submit the following materials:

- (a) **Plans & Electrical Diagram** – Detailed plans showing the proposed system's location on the property, design, and an electrical diagram indicating integration with the home's electrical system and a glare analysis.
- (b) **Structural Engineering Report** – A report prepared by a licensed structural engineer certifying the roof or structure can support the weight and installation of the proposed equipment.
- (c) **Manufacturer's Specifications** – Manufacturer's data sheets for all major components, including installation instructions.
- (d) **Interconnection Application** – Proof of submission to the applicable utility provider (e.g., ComEd, Ameren Illinois) for grid connection.
- (e) **Zoning Compliance Documentation** – Evidence that the installation complies with all applicable local, state and federal laws.

2. Zoning Compliance and Placement Requirements

2.1. All installations shall comply with the following, including but not limited to:

- Accessory structures must be located on the rear half of the lot, no closer than 5 feet to any dwelling or lot line and must not exceed 15 feet in height. (In the event of a conflict, the Lakewood Estates Covenants and By-laws shall control.)
- Solar energy systems shall be regulated as accessory structures and are permitted only upon Board approval after all required documents have been submitted.

2.2. **Glare** – Installations must be designed and located to avoid glare or reflection onto adjacent properties, roadways, or water bodies. Glare intensity exceeding 20% of incident sun intensity is prohibited. A glare analysis must be included with the application.

2.3. **Aesthetics** – All visible wiring must be neatly grouped, routed, and supported. Systems should blend with the building architecture and minimize visibility from public rights-of-way.

3. Roof-Mounted Solar Systems

3.1. Panels shall be “low profile” and shall not project above the peak of a pitched roof.

3.2. On flat roofs, panels may not extend more than **10 feet** vertically above the roofline.

3.3. Panels mounted to the side of a structure shall not exceed allowable building height limits.

4. Ground-Mounted Solar Systems

4.1. Ground-mounted systems are prohibited unless the applicant demonstrates that a roof installation is not feasible, in which case Board approval is required.

4.2. Maximum height for ground-mounted panels is **10 feet**.

4.3. A visual barrier must be installed at completion. Approved barriers include:

(a) **Fencing** – Wood, vinyl, or composite fencing, in a Board-approved color, fully screening the installation from public view.

(b) **Evergreen Plantings** – Dense evergreen trees or shrubs planted to fully screen the system within **three years** of installation. Applicants must submit a planting plan showing species, spacing, and growth rates. Dead or damaged plantings must be replaced promptly. The replacement planting must match existing planting and must cover the solar ground panels within 2 years from the day of replanting.

5. Small Wind Energy Systems

5.1. Wind energy systems are not allowed.

6. Abandonment and Removal

6.1. Any solar energy system that ceases operation must be removed within:

- **90 days** (for solar systems) following written notice from the Board.

6.2. Failure to remove within the time allowed will result in a **fine of \$100 per day**, assessed to the property owner until removal is complete.

7. Satellite Dishes and Antennas

- 7.1. Must comply with LEPOA covenants and local, state and federal law.
 - 7.2. Must be painted a neutral color, free from advertising, and located to minimize visibility.
 - 7.3. Ground-mounted devices may not be in a required front yard or within **20 feet** of a street-facing lot line.
 - 7.4. Roof-mounted dishes may not exceed **12 feet above the roof peak** and must not exceed **three feet in diameter**.
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8. Enforcement

- 8.1. Any violation of these rules will subject the property owner to enforcement action as provided in the Covenants & By-laws, including fines, liens, and legal action.
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Adopted by the Lakewood Estates Property Owners' Association Board of Directors
Danville, Illinois – [Date of Adoption]

Acknowledgment of Rules and Regulations

I, the undersigned, hereby acknowledge that on **[date]**, I received a copy of the *Lakewood Estates Rules and Regulations for Solar Panels and Small Wind Energy Systems*. I agree to comply with all terms and conditions set forth in this document. If my system is approved by the Lakewood Estates Property Owners' Association (LEPOA) Board, I will maintain on file all documentation required by LEPOA regarding the installation and operation of my system.

Signature: _____

Printed Name: _____

Date: _____