

Solar Installation Guidelines

While many homeowners in Alvarado Estates are enjoying the benefit of solar we have found that some solar companies are misinforming their customers about where and how the panels and electrical boxes can be placed. Companies that “lease solar” tend to be the biggest offenders, installing equipment based on the easiest and cheapest place, with no regard for the aesthetics.

While residents absolutely have the right to install solar, they still must comply with our Homeowners Association Rules regarding aesthetics and must get approval for the placement of solar equipment, panels, and controls.

California law states "HOA's can still enforce where to put your panels, or how to install them. Civil Code Section 714 does allow covenants, conditions and restrictions (CC&Rs) to impose reasonable restrictions on solar energy systems. Reasonable restrictions include those that do not significantly increase the cost of the system (less than \$2,000) or significantly decrease its efficiency or specified performance or allow for an alternative system of comparable cost, efficiency and energy conservation benefits.”

It is our goal that all remodeling projects in Alvarado Estates will increase the value of our neighborhood and keep it looking good into the future.

However, it needs to remain very clear, that when any homeowner is planning any new project that is visible from the street or by their neighbors they need to first obtain approval from the Architectural Committee before work begins.

The homeowner is ultimately responsible for all of the issues regarding their property, even if they are hiring a contractor or using subcontractors or other general workers or tradesman.

In addition, we need the signed Projects Requirement Form on the following page.

I have read this document and agree with all of its terms and will be ultimately responsible for any complaints or issues related to my solar project.

Homeowner signature _____

Printed Name _____ Date _____

Address _____

Architectural Committee _____

Alvarado Estates, Construction, Remodeling, Landscaping Projects

Alvarado Estates has had a lot of turnover in homes recently. In addition, many residents are remodeling, or re landscaping or even building new homes in our community. All of the investment into these projects will increase the value of our neighborhood and keep it looking good into the future.

However, it needs to remain very clear, that when any homeowner is planning a new project they need to first obtain approval from the Architectural Committee before work begins.

In addition, the Architectural Committee has received complaints regarding contractors and their employees or other types of tradesman for various issues that have caused us to specify the following requirements for the homeowners and their workers to adhere to:

- Hours of work are limited to 7:00am-7:00pm Monday – Saturday. (No Sundays or Holidays except Columbus Day and Washington's Birthday).
- Noise restrictions- construction noise is limited to 75 decibels 7:00am-7:00pm Monday-Saturday. (First 2 restrictions cite Section 21.04 of the San Diego Municipal Code).
- Trash needs to be picked up every day so it does not spread onto other properties or streets.
- Illegal parking, no blocking homeowners driveways, parking in front of mailboxes, parking in red zones, (cars/trucks can be towed at owners expense).
- Drainage, need to mitigate any soil migration (dirt erosion) onto streets.
- Construction debris needs to be picked up and removed regularly.
- Dumpsters need to be parked onto homeowner's lot.
- Prevention and cleaning up of construction material so that they do not clog up storm drains.
- Prevention and cleaning up of construction material on streets (such as nails, etc) that causes flat tires to residents.
- Prevention of speeding on streets by all construction personnel.
- Portable Toilets may not be placed on the street and need to be as visibly hidden/obscure as possible.

The homeowner is ultimately responsible for all of the issues regarding their property, even if they are hiring a contractor or using subcontractors or other general workers or tradesman.

I have read this document and agree with all of its terms and will be ultimately responsible for any complaints or issues related to my construction, remodeling, or other project.

Homeowner signature _____

Printed Name _____ Date _____

Please send the signed form to <mailto:architecture@alvaradoestates.org>