

THE SUMMIT AT ROCK CREEK HOMEOWNERS ASSOCIATION, INC.

**POLICY
FOR
APPROVAL OF ENERGY DEVICES AND MEASURES**

Adopted 9/30, 2008

The following policy has been adopted by the The Summit At Rock Creek Homeowners Association, Inc. ("Association") to provide guidance to Owners who desire to construct or install renewable energy devices and/or energy efficiency measures within their property pursuant to sections of the Colorado statutes that supercede the Association's governing documents, and in compliance with the Association's governing documents.

1. Prior to the construction or installation of any renewable energy device or energy efficiency measure, plans and specifications therefor must be submitted to and approved in writing by the Architectural Review Committee pursuant to and in compliance with the procedures set forth in Article V of the Declaration.
2. As used in this Policy, a Renewable Energy Generation Device ("REGD") means either:
 - a. A solar collector or other device or a structural design feature of a structure which provides for the collection of sunlight and which comprises part of a system for the conversion of the sun's radiant energy into thermal, chemical, mechanical, or electrical energy ; or
 - b. A wind-electric generator that meets interconnection standards established in rules promulgated by the Public Utilities Commission.
3. Energy Efficiency Measures ("EEM") are limited to and include **ONLY** the following types of devices or structures:
 - a. Awnings, shutters, trellises, or other shade structures marketed for the purpose of reducing energy consumption;
 - b. Garage or attic fans;
 - c. Evaporative coolers;
 - d. Energy efficient outdoor lighting devices, including any solar recharging panel or motion detector; and
 - e. Retractable clotheslines.
4. Review and approval by the Architectural Review Committee of plans and specifications submitted for the construction and/or installation of an REGD or EEM may include restrictions on the dimensions, placement, safety, and external appearance that do not:

- a. Significantly increase the cost for REGD's or impact the purchase price and operating costs of EEM's; or
 - b. Significantly decrease the performance or efficiency of REGD's or impact the performance of EEM's.
5. Review and approval by the Architectural Review Committee of plans and specifications submitted for the construction and/or installation of a wind-electric generator may include reasonable noise restrictions to reduce interference with the use and enjoyment by residents of property nearby.
6. Architectural Review Committee may prohibit construction and/or installation of REGD's or EEM's for placement on:
- a. Property owned by another person;
 - b. Common Elements; or
 - c. Lots that are rented unless approved by the landlord.

PRESIDENT'S

CERTIFICATION: The undersigned, being the President of The Summit At Rock Creek Homeowners Association, Inc., a Colorado non-profit corporation, certifies that the foregoing policy was adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors on 9/30/08, and in witness thereof, the undersigned has subscribed his/her name.

THE SUMMIT AT ROCK CREEK HOMEOWNERS ASSOCIATION, INC.
a Colorado non-profit corporation

By: Cynthia P. [Signature]
President