

Section 209.0041 - Sample Provision Excerpt (Public Preview)

Installation of commercial solar panels and wind generators whose primary purpose is to supply electricity to the electrical distribution network are not permitted. Construction of large towers such as for cellular or satellite services are only permitted when the tower is largely hidden from the road or neighboring property at ground level.

B.

ISSUE #1



MARKUP #1 ->



MARKUP #1 · SUBJECTIVE OR OVERBROAD WORDING

BOARD & COUNSEL REVIEW

Sec. 209.0041 (p. 6): Clause prohibits or over-restricts solar energy devices in conflict with Tex. Prop. Code § 202.010.

Statutory / Legal Reference: Tex. Prop. Code § 202.010

Statutory Comparison: Tex. Prop. Code § 202.010 renders void any dedicatory instrument provision that prohibits or restricts a property owner from installing a solar energy device, unless one of the narrow statutory exceptions in § 202.010(d) applies. An association may not deny a front-facing roof installation if the owner demonstrates using the NREL PVWatts Calculator that an alternate roof orientation does not...

CURRENT WORDING IN DOCUMENT:

Installation of commercial solar panels and wind generators whose primary purpose is to supply electricity to the electrical distribution network are not permitted. Construction of large towers such as for cellular or satellite services are only permitted when the tower is largely hidden from the road or neighboring property at ground level. B.

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

Notwithstanding anything herein to the contrary, the installation of solar energy devices shall be governed by Tex. Prop. Code § 202.010. The Association may not prohibit or withhold approval for a solar energy device that conforms to the roof slope, uses silver, bronze, or black frames/piping, and satisfies § 202.010(d), nor may the Association require an alternate roof location unless the...