

POLICY MANUAL
Wind Meadows Corporation, Racine, WI

Subject: ADDITION OF SKYLIGHTS, SOLAR TUNES, SOLAR SYSTEMS/PANELS

Policy No: .018

Revision Date: April 2023

Issue Date: April 2021

Page No: 1 of 1

Definitions:

“Skylights” includes but is not limited to the following: skylight windows, roof windows, tubular skylights, dome skylights, fixed skylights, or pyramid skylights.

“Solar Panels” and/or photovoltaic panels are devices that convert energy from the sun into electricity.

“Solar Systems” are systems, include photovoltaic systems, for conversion of solar energy into electricity.

The following WMC rules apply:

- I. Written requests must be submitted to the ARC for review and recommendation to the WMC Board prior to installation.
- II. Skylights or Solar System installation shall be completed by an insured contractor, and in compliance with Village of Wind Point permitting requirements.
- III. Skylight or Solar Systems shall be the sole responsibility of the homeowner. Any damage, leaks, deterioration, or other caused by the installation of a such additions, including any roof repairs due to the alteration of the roof due to the installation shall be the homeowner’s responsibility. This maintenance and repair responsibility shall be inherited by each new owner upon transfer of the property.
- IV. Placement of Skylights or Solar Panels/Systems shall be reviewed on a case-by-case basis for appropriate placement. However, Solar System placement shall be consistent with state law and regulation.
- V. Patio, Manor, Garden, Village and Prairie Meadow homeowners are responsible, at their expense to maintain and repair any damage/alterations caused by the removal of a Skylights or Solar Panels/Systems.
- VI. The homeowner must apply to the ARC for approval to remove any trees, at the homeowner’s expense.
- VII. In the event a Solar System meter is installed outside the home, a homeowner shall either obscure the meter or locate the meter on the side or back of the home in a manner that has met with the recommendation of the ARC and approval of the WMC Board.