

Policy on Solar Panels in Cole Mill Townes

Approved by the CMT HOA Board on 10/26/2025

In the spirit of Section 1 of Article XII of the By-Laws of the CMT HOA, which covers the powers of the HOA Board to make amendments to CMT policy documents, the HOA Board assumes the duty to develop and publish this new policy.

Background

The NC Supreme Court has issued a ruling that solar panel installation must be allowed in neighborhoods where an HOA is present. Further, this ruling states that an HOA cannot require solar panels to be located where their reasonable use is prevented.

Policy Statement

The CMT HOA will, of course, abide by this ruling, and allow solar panels to be installed on CMT homeowners' property in a functional location. The following stipulations will apply:

- The homeowner still must submit a request, including plans, specifications, location & a rendering of the solar panels for review and approval by the HOA Board, per the CMT Architectural Control Policy (Article V of the CMT Covenants)
- The homeowner will be responsible for the cost of the solar equipment and its installation
- The homeowner bears responsibility for any roof damage, leaks, or structural issues resulting from or during the installation of the solar panels
- This installation does not transfer responsibility for that roof section to the individual unit owner; the CMT HOA is still responsible for all roofs
- The homeowner is responsible for the removal and reinstallation of the solar panels when the roof is replaced, as well as the associated costs
- When the unit is sold, the future owners assume the responsibility to maintain or remove the solar panels; the selling owner will be required to disclose all of the details of this policy in their sale-listing agreement