

Chapel Park Home Owners' Association
Peoria, IL 61615
Energy Policy Statement

WHEREAS, this organization is a common interest community association and not-for-profit corporation organized and existing under the laws of the State of Illinois; and

WHEREAS, the affairs of this corporation are managed by its Trustees; and

WHEREAS, this association and its Trustees are responsible for managing certain real estate in the County of Peoria, State of Illinois, which real property is subject to the provisions of the Declaration of Covenants and Restrictions for "Chapel Park Home Owners' Association" which was recorded as Document 96-35276 on November 25, 1996 with the Peoria County Recorder of Deeds (hereinafter, "Declaration"), as amended from time to time; and

WHEREAS, the Trustees of Chapel Park Home Owners' Association (hereinafter, "Association"), is charged with the enforcement of the Declaration for the Association and the By-Laws and all amendments thereto; and

WHEREAS, the Association is bound by the Homeowners' Energy Policy Statement Act ("the Act"), 765 ILCS 165/1 et seq., and

WHEREAS, the Act states that the Association will adopt an energy policy statement within one hundred and twenty (120) days after an association receives a request for a policy statement or an application to install a solar energy system; and

BE IT RESOLVED that the Trustees have reviewed and approved the energy policy statement listed below:

ENERGY POLICY STATEMENT

The installation of alternative energy systems shall be in accordance with the following provisions:

I. Definitions.

a) Solar Energy System - a system and its component parts which uses radiant energy from the sun for generating electricity or for heating or cooling gases, solids, liquids, or other materials, including, but not limited to solar panels, which are either building or ground-mounted.

b) Compost System - a system and its component parts used as storage for the decomposition of organic materials into compost.

c) Wind Energy System - a system and its component parts used for transferring energy from the wind into electricity or power, including but not limited to turbines.

d) Rain Water Collection System - a system and its component parts that collect water from the rain for use.

e) Geothermal System – a system and its component parts that transfer heat to or from the ground.

II. Prohibited Installations.

No Owner will be allowed to install a wind energy system on the Property. Rain water collection, compost, and geothermal system requests will be evaluated on an individual basis by the Trustees.

III. Solar Energy System Installation.

a) As with any exterior addition or modification, an Owner seeking to install a Solar Energy System must submit an application to the Trustees using the Chapel Park Association Request for Design Approval Form. The Solar Energy System shall not be installed until such time as the application is approved in writing. The application will include the plans and specifications, detailing the nature, dimensions, type, material and location of the proposed Solar Energy System, as well as any additional information that the Trustees deem necessary to the approval of the application.

b) The Trustees will have 45 days to respond to an application for the installation of a Solar Energy System. The 45-day time period shall not begin to run until a fully complete and acceptable application is received by the Association.

c) The installation of any Solar Energy System that has been approved by the Trustees must be installed by a professionally licensed and bonded contractor and shall comply with any applicable standards and requirements imposed by State or local government law.

IV. Location of Solar Energy Systems.

Any Solar Energy System must be installed only on the roof of the residence. Ground based installations are not allowed. The Solar Energy System must be installed on the rear slope of the roof of the residence, and cannot be installed on the front roofline of the residence, unless it is impossible for a solar energy system to be placed on the rear roofline with an orientation to the south or within forty-five (45) degrees east or west of due south and the effective operation of the Solar Energy System is not impaired. The Solar Energy System should not extend beyond the peak, sides or lowest point of the roof. Care should be taken to minimize visibility of the Solar Energy System from the street. Every effort should be made to maintain the safety and character of the neighborhood.

V. Maintenance of Solar Energy Systems.

All Solar Energy Systems must be maintained in good repair and working order. Any Solar Energy System that is damaged, destroyed, or no longer in use must be removed or repaired within ninety (90) days after such initial damage, destruction or disuse.

RESOLUTION ACTION RECORD

Adopted by the Chapel Park Home Owners' Association Trustees on _____, 2024.

President

Trustee

Secretary

Trustee

Treasurer

Resolution Effective _____