

HOUSE BILL 08-1270 POLICY

RENEWABLE ENERGY GENERATION DEVICES
AND
ENERGY EFFICIENCY MEASURES

Adopted April 27th, 2009

The following policy has been adopted by the Castlewood Ranch Paired Owners, 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 supersede 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, permit and specifications therefore must be submitted with the Design Review Request to and approved in writing by the Design Review Committee pursuant to and in compliance with the procedures set forth in Article IX of the Declaration. The town must issue a permit and inspect once the project is completed.
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 Colorado 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 Design Review Committee of plans, permit 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 Design Review Committee of plans, permit 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. No approval for construction and/or installation of REGD's or EEM's shall be provided for placement on:
- a. Property owned by another person;
 - a. Limited or General Common Elements; or
 - b. Lots that are rented unless approved by the landlord.

PRESIDENT'S

CERTIFICATION: The undersigned, being the President of Castlewood Ranch Paired Owners 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 April 27th, 2009, and in witness thereof, the undersigned has subscribed her name.

**CASTLEWOOD RANCH PAIRED OWNERS
ASSOCIATION, INC.**

a Colorado non-profit corporation

By: _____

Heidi Barnes

President