

FENTON PINE LAKE FOREST ASSOCIATION ENERGY POLICY STATEMENT

In accordance with the requirements of the Homeowners' Energy Policy Act (the "Act"), PA68, 2024, the Fenton Pine Lake Forest Association (the "Association") has established and adopted this Energy Policy Statement to address the use of renewable energy. The Act is intended to promote energy efficiency and renewable energy adoption, effective April 1, 2025. While the Association encourages energy conservation, the Association desires to set reasonable rules and guidelines for members of the Association ("Owners") in regard to the installation of Energy-saving Improvements or modifications, Solar Energy Systems, and Solar Storage Mechanisms, or any of their components and mechanisms (together "Energy Projects"). Such rules and guidelines are provided in the Act so as to allow the Association to execute its responsibility to maintain the aesthetic attraction of the Association.

Note that the Act considers a wide variety of energy-saving ideas and devices. Owners are urged to read and understand the rights and obligations in the Act. The installation and design of any such Energy Projects listed above, that are located or mounted on an Owners dwelling or on the Owners property shall be in accordance with the following provisions:

I. Definitions.

The Association adopts the definitions as provided in the Act.

II. Prohibited Installations.

No Owner shall allow the construction of any Energy Projects or other structures related thereto, or any other energy device or project not specifically addressed in this Energy Policy Statement is also prohibited without the specific written approval of the Board of Directors (the "Board") of the Association. All Energy Projects will be placed so as to be out of view of the street side of any property.

III. Owner Obligations

Applications for any Energy Project require the following:

A member who wants to install a solar energy system in the member's home or unit shall submit a written application to the homeowners' association. The written application required under this subsection must include all of the following information:

- (a) The member's name.
- (b) The street address of the location where the solar energy system will be installed.
- (c) The name and contact information of the person that will install the solar energy system.

Also to be included in the application:

1. A detailed description of the Energy Project to include a diagram drawn to scale defining the location of any device, construction and engineering drawings if applicable.
2. Materials to be used and/or manufacturer's description of the system or device, including color.

3. Photos of the area.

Applications shall be sent to the Association at PO Box 551, Linden, MI 48451

The Board may require additional information should the original submission need clarification.

The Board will timely communicate its decision in writing to the Owner. Owners are reminded that any such project must meet all federal, state and local standards and regulations.

The Owner shall not schedule with third parties for delivery of material or installation of structures or devices until the Board has granted approval, and all necessary permits and approvals have been obtained.

The Owner who has requested the installation of the Energy Project bears all risks regarding its installation and use. The Owner shall be liable for all damage that may occur as a result of the installation and use of the Energy Project on such Owner's property. The Owner shall indemnify and hold harmless the Board, the Association, and its agents from any and all claims, controversies, or causes of action resulting from the installation or use of an Energy Project, including the payment of any and all costs of litigation and attorneys' fees.

Any additions, alterations, or modifications that are required to be made to the Energy Project after the Association approves the Owner's application shall require subsequent approval from the Board through the application process described above. All additional necessary permits and approvals must be obtained.

Owners with approved Energy Projects are required to maintain, repair, replace or remove damaged or inoperable equipment in accordance with the Association's Bylaws regarding maintenance of an Owner's property. The Association shall be a named insured with regard to any Energy Projects.

If these rules and regulations significantly reduce the effectiveness of an Energy Project or substantially increase the cost, the Board may consider alternative applications or variances to this Energy Policy Statement. The owner will be required to provide evidence of such an issue and may be required to provide additional estimates to support such objection to the application of this Energy Policy Statement.

Since the most likely major Energy Project an Owner may find of interest involves solar related energy devices, additional requirements apply.

A. Solar Energy Systems, Solar Storage mechanisms and Solar Collectors Installations (together "Solar Projects").

It is highly recommended that approval by the Board be obtained by the Owner prior to submitting to the electric distribution company an interconnection request and prior to seeking any necessary permits or approvals from the Township of Fenton. An Owner seeking to install a Solar Project shall obtain any necessary permit(s) and approval(s) from the Township of Fenton. Approval by the Board only means the proposed project meets the standards of the Association and does not exempt any Owner from obtaining the necessary approval from the

electric distribution company or appropriate approvals and permits from federal, state or local authorities.

The installation of any Solar Project that has been approved by the Board shall be installed by a professional licensed and bonded contractor and shall comply with all applicable federal, State, and local codes, building ordinances, standards, requirements, or other guidelines.

All of the work necessary to complete the Solar Project installation must take place on the Owner's property and none of the work shall be permitted in the common areas of the Association or on a neighbor's property in the Association subdivision.

B. Location of Solar Projects

The installation of a Solar Project will be on the side of the roof of an existing Owner's dwelling facing away from the street facing the entrance to the dwelling so as not to be visible from the street. Components shall be flush mounted (nominally within six inches of the roof) to the rear roof. The highest point of any Energy Project will be lower than the ridge of the roof where it is attached.

Any mechanism, including but not limited to piping and electrical connections, shall be placed as inconspicuously as possible when viewed from all angles. All components of a Solar Project should be integrated into the design of the house. Colors of any components should match the overall color of the existing roof.

The Owner shall take care to minimize visibility of the Solar Project and to make all of its components blend in with the aesthetics of the Owner's property so as to be as invisible and unobtrusive as possible. Any and all equipment not mounted on the roof shall be held in the dwelling. No other buildings, sheds or the like are allowed as currently provided in the Association Bylaws.

IV. Violations

Once a violation has been reported and confirmed regarding this Energy Statement Policy, the violating Owner shall be notified in writing, and, if not corrected in a timely manner, fines and other options as provided for in the Association Bylaws may be imposed.

At the Board's discretion, the failure of an Owner to install or use Energy Projects according to the terms of this Energy Policy Statement may result in the Association undertaking legal action. Legal action may be taken against the violating Owner at any point once a violation has been confirmed. All the costs and reasonable attorneys' fees related to such legal action shall be assessed against the violating Owner.

Additional fines will continue to be imposed and accrued while legal action is in process so long as the Owner remains in violation.

V. Adoption

This Energy Policy Statement is hereby adopted by the Board of Directors of the Fenton Pine Lake Forest Association on this 7th day of August 2025. Copies of this Statement are on the Association's website at PineLakeForest.org.

If any portion of this Energy Policy Statement is determined to be legally unenforceable, it shall not negate the enforceability of the remaining portions.

The Board reserves the right to amend this Energy Policy Statement from time to time.