

December 5, 2019

**Special Meeting for Appeal of Previously Denied ARC Request
re: Solar Panel Installation
6pm-7pm**

Board Discussion

ARC request under consideration was previously denied by the former board.

Current NC law (Statute 22B-20) states that HOAs may not completely prohibit solar panels, but they may, however, limit location and installation of solar panels that slope toward and are visible from public common areas such as sidewalks and streets.

The board discussed recently proposed legislation (Proposed House Bill 750) that has not yet been voted upon by NC State Legislative Body. The board recognizes that Proposed House Bill 750 may have an impact on the current statute (Statute 22B-20), but not until that proposed house bill passes into law.

Current CCRs are in conflict with NC legislation enacted in 2007 (Statute 22b-20). As a result, the current board used the enacted NC legislation (NC Statute 22B-20) for guidance of an ARC decision about solar panels, rather than the current CCRs, recognizing that Providence Arbour's CCRs need to be updated.

Board voted on appealed ARC request.

Details of the vote will be sent in letter format to homeowner and to Cedar Management.

Next meeting will occur on December 18th at VP Maureen Furr's home.

Agenda for Next Meeting

- Details describing what Cedar management should look for during their monthly drive-by inspections of Providence Arbours
- How much time should homeowners be given to correct violations?
- Establishing procedures and ways to contact board to address CCR violations in extreme/ emergency cases (death, illness, etc)
- Consider landscapers who will come and collect ALL leaves in neighborhood.