

PROPOSED AMENDMENTS TO CROSS KEYS CONDOMINIUM NO. 1 RULES & REGULATIONS

Cross Keys Condominium No. 1 Rules and Regulations

These Rules and Regulations are adopted by the Cross Keys Condominium No. 1 Board of Directors (the "Board") pursuant to Art. V, Sec.7e of the By-Laws of Cross Keys Condominium No. 1, recorded in the Land Records of Baltimore City in Liber 2852, folio 54 ("By-Laws"), as amended from time to time.

The following Rules and Regulations are applicable to Cross Keys Condominium No. 1 (the "Association") Owners, tenants and occupants of Units as well as their families, guests, contractors, invitees and employers on the property.

The goal of promulgating these Rules and Regulations is to ensure all Residents the peaceful enjoyment of their homes while maintaining the integrity of our community and our property values.

RULES FOR INSTALLATION OF SOLAR ENERGY SYSTEMS

Definition: A "Solar Energy System" is defined as any solar collector or other solar energy device or any structural design feature of a building whose primary purpose is to provide for the collection, storage, and distribution of solar energy for space heating, space cooling, or electric generation. The following would be considered Solar Energy Systems:

- a. Photovoltaics (solar electric)
- b. Solar water heating for use within a building
- c. Solar water heating for space heating

A. General Provisions Governing Installation of Solar Energy System

1. Solar Energy Systems shall not be installed on Common Elements or Common Areas.
2. Except for Solar Energy Systems installed by the Association, the Solar Energy Systems installed in and on units shall only be to the extent necessary to provide energy for the unit.

B. Application:

1. All unit owners seeking to install a Solar Energy System in or on their unit shall submit an "Application" to do so that contains the following information and documents:
 - a. An Application Fee as determined by the Board of Directors of the Association (the "Board") to cover the reasonable costs of the Association to review the Application including architect/engineer review if necessary.
 - b. The manufacturers' product literature.
 - c. Construction/installation drawings certified by a Maryland licensed building engineer. Drawings shall be to scale and show all elevations, assembly, the attachment to the unit including roof structure, and proposed location on the

building. Details that apply to the specific installation (plumbing, panels, attachments, etc.) shall also be provided.

- d. Photographs showing the location of the proposed Solar Energy System and its visibility from neighboring structures and street(s).
- e. Certification that the proposed Solar Energy System meets and satisfies any and all applicable federal, state and local government regulations, requirements and standards.

C. Approval and Installation:

1. The Board shall decide on behalf of the Association whether to approve, approve with conditions or deny, the Application for the Solar Energy System. The decision shall be in writing. Any disapproval shall state with particularity the reason for the Application's denial.
2. Any Application for a Solar Energy System not approved or disapproved within 90 days of a complete Application being submitted by a unit owner, shall be deemed approved unless otherwise extended by the Association for cause, i.e. Rule C 1 above.
3. If approved, the unit owner shall enter into an indemnification agreement with the Association in a form determined by the Board and it shall be recorded in the Land Records of Baltimore City. The unit owner shall pay all reasonable costs associated with the Agreement.
4. The unit owner of an approved and installed solar energy system shall properly maintain such solar energy system to ensure that it does not fall into disrepair or create visual and/or aesthetic nuisance as determined by the Board in its discretion. Should the installed solar energy system not be properly installed or maintained resulting in visual and/or aesthetic nuisance, the Association has the right to enforce any of its rights under these Rules and the Agreement to ensure compliance that may include, but not be limited to, fines and/or litigation as referenced in the Rules. If the unit owner fails to comply the Association may also claim its reasonable attorney's fees incurred in enforcement of these Rules.
5. The Solar Energy System shall be removed by the unit owner at the unit owner's expense for the following reasons:
 - a. Repair and/replacement of the roof by the Association;
 - b. Repair and replacement of common area elements by the Association;
 - c. The Solar Energy System is no longer in use;
 - d. The Solar Energy System is violation of any federal, state or local regulation or statute;
 - e. The Solar Energy System is causing property damage or a health safety issue; and/or
 - f. The Solar Energy System has exceeded its useful life which is currently 20 years.

Any replacement shall require the filing of a new application.

6. If the unit owner fails to remove the Solar Energy System within 30 days of notice in writing by the Association, the Association may remove the Solar Energy System and the reasonable cost of doing so shall be an additional assessment against the unit it serves and the personal liability of the unit owner. The Association may also claim its reasonable attorney's fees incurred in enforcement of these Rules.
7. If a unit owner installs a Solar Energy System that was not approved by the Association or not as approved by the Association, the Board may require modification or removal as appropriate, of such Solar Energy System at the unit owner's expense and the unit owner shall reimburse the Association for any and all expenses incurred by it, including legal expenses as well as pay any fines, required to enforce these Rules.
8. If a unit owner disputes the Association's decision based on specific governmental statute or regulations, the unit owner shall provide the Association with written copies of such statute or regulation as part of a reconsideration of the Association's decision.
9. Unit owners can appeal a denial or modification of a Solar Energy System by submitting written documentation to show that the denial violates the law or is not consistent with these Rules.

D. Design Rules

1. Any and all roof mounted fixtures, features, equipment and solar energy systems not located on the roof shall be located in the unit and not on the exterior walls which are common elements.
2. Any and all roof mounted fixtures, features, equipment and systems defined above located on a roof shall be within the wall line of the structure with a 2 feet setback from any party walls or the end of the roof. However, the Association may require additional distance between Solar Energy System and roof edge if the roof overhang is minimal.
3. Roof mounted Solar Energy Systems and related construction shall be an integral part of the roof and have the appearance that they are "roof windows" serving the structure, and should maintain the aesthetic nature of the existing structure.
4. Roof mounted Solar Energy Systems and related construction shall comply with approved mounting standards.
5. Roof mounted Solar Energy Systems and related construction shall not void the roof warranty. The unit owner shall be responsible for the cost to repair or replace the roof to pre installation/maintenance of the solar panels.

6. The Association may require alternative combinations in smaller groupings when large areas of grouped solar panels or the solar energy systems are found not to be aesthetically satisfactory.
7. The Association may require an engineering report at the unit owner's cost verifying that the added weight load of the Solar Energy System and equipment will not compromise the building structure.
8. The Association may require alternative combinations when roofs are shared with adjacent units.
9. Panel material for Solar Energy Systems shall be dark in color and/or be consistent with the existing character of the structure.
10. A cover plate or the glazing for Solar Energy Systems should be either transparent or consistent with the character of the structure.
11. All roofing materials, including portions underneath and/or abutting the Solar Energy Systems, shall be of materials compliant with the Rules and must be approved by the Association.
12. All plumbing, electrical, and utility lines for the solar energy system shall be installed within the unit and cannot be installed on the exterior walls which are common elements.