Motion filed by	**Robert Abbink, President**		
Seconded by	David Konczal		
Board vote	For: 5	Against: _____	Abstain: _____
Result	☒ Motion adopted	☐ Motion not adopted	
Date	October 27, 2026		
Certification	Upon adoption, the foregoing policy is approved as the Association's standard for solar energy system requests.		

Recommended before adoption: Have Association counsel confirm compliance with applicable Illinois law and the Association's governing documents.

harmony. Each request will be evaluated on its own facts, and approval of an exception does not create a precedent or entitlement for another property.

6. Installation, Maintenance, and Compliance

- All work must comply with the approved plans, the Declaration, and all applicable laws, codes, permits, and utility requirements.
- The homeowner is responsible for all installation, maintenance, repair, replacement, and removal costs.
- The system must be maintained in a safe, clean, and orderly condition.
- Any material change from the approved plans requires additional written ARC approval before the change is made.
- Approval by the ARC or Board does not constitute a representation or warranty regarding structural adequacy, performance, code compliance, safety, or suitability.

7. Review and Decision

The ARC will review each complete application under the Declaration and this standard. If front or visible-side placement is requested, the ARC will make a recommendation and refer the exception request to the Board for a vote. Approval must be in writing and may include reasonable conditions. The homeowner may not begin installation before receiving all required written approvals.

8. Relationship to Governing Documents and Law

If this policy conflicts with the Declaration, applicable law, or a valid governmental requirement, the controlling authority will govern, and the remaining provisions of this policy will continue to apply to the extent permitted. The Board may revise this policy by Board action, subject to the Association's governing documents and applicable law.

Board Action

Motion by President Robert Abbink: I, Robert Abbink, President of the Prairie Crossings Subdivision Homeowners Association, move that the Board adopt the foregoing Board Policy and Architectural Review Standard for Solar Energy Systems. Upon approval by the required Board vote, this policy will become the Association's standard for reviewing and responding to solar energy system requests, effective immediately.

- Drawings or photographs showing the proposed installation as viewed from the street and neighboring properties;
- Manufacturer specifications, dimensions, colors, mounting details, and equipment information;
- The proposed routing and concealment of conduit, wiring, and other components;
- Any permits or approvals required by the Village of Beecher or other governmental authority; and
- Any additional information reasonably requested by the ARC to complete its review.

4. Placement and Visibility Standards

Solar panels and related equipment must be located on the rear of the Dwelling or in another location that is not visible from the street or neighboring properties. Panels and related equipment are not permitted on the front of the Dwelling or on a side of the Dwelling where they are visible from the street or neighboring properties, except as provided in Section 5.

Installations must be designed to minimize visual impact. Panels should be arranged in an orderly, compact configuration; mounted as close and parallel to the roof surface as reasonably practicable; and use non-reflective finishes and colors that blend with the roof and exterior. Conduit, wiring, inverters, batteries, meters, disconnects, and other equipment must be concealed from view to the greatest extent reasonably practicable, subject to applicable safety and code requirements.

5. Exception for Front or Visible-Side Placement

The Board may, upon a homeowner's written request and after ARC review, vote to approve panels on the front of the Dwelling or on a visible side only when the homeowner demonstrates with competent documentation that no other feasible location is available.

The homeowner must establish that all reasonable alternatives have been evaluated and exhausted, including rear-facing or non-visible roof areas, detached locations if otherwise permitted, changes in panel quantity or layout, and locations that may produce less energy than the homeowner's preferred location. Reduced efficiency, increased cost, or owner preference alone does not establish that an alternative is infeasible.

An exception may be conditioned on screening, color, layout, equipment placement, or other reasonable measures intended to reduce visibility and maintain architectural

Prairie Crossings Subdivision Homeowners Association

Board Policy and Architectural Review Standard for Solar Energy Systems

Proposed for Board consideration: October 27, 2026

Status of this document. This policy is an administrative and architectural review standard adopted by the Board to guide consistent responses to requests for solar energy systems. It is not an amendment to the Declaration of Covenants, Conditions, Easements and Restrictions and has not been approved by the Association membership. Any amendment to the Declaration must follow the approval requirements applicable to such amendments.

1. Purpose and Authority

The Association permits solar energy systems subject to prior written approval by the Architectural Review Committee ("ARC"). This standard supplements the ARC review process for exterior additions, changes, alterations, structures, and improvements under Article 4 of the Declaration. It is intended to preserve architectural harmony and minimize visibility from streets and neighboring properties while providing a fair process for homeowners seeking to install solar energy systems.

2. Prior ARC Approval Required

No solar panels, conduits, inverters, meters, batteries, mounting systems, disconnects, or related equipment may be installed until the homeowner has submitted a complete application and received written ARC approval. Approval of one installation does not constitute approval of any other installation or establish a waiver of this standard.

3. Required Application Materials

A complete application must include sufficient detail for the ARC to evaluate the proposed installation, including:

- A site plan or roof plan showing the location of all panels and equipment;