

HOMEOWNERS' ENERGY POLICY STATEMENT
OF
CROSSCREEKS OWNERS ASSOCIATION

Effective Date: April 1, 2026

ARTICLE I – PURPOSE AND AUTHORITY

In accordance with the Michigan Homeowners' Energy Policy Act (Public Act 68 of 2024), the Crosscreeks Owners Association (“Association”) adopts this Policy Statement to provide a uniform framework for the installation and maintenance of solar energy systems and energy-saving improvements. In the event of a conflict between this policy and state law, the state law shall prevail.

ARTICLE II – DEFINITIONS

Section 1. *Energy-Saving Improvement or Modification*: Includes clotheslines, air/ground source heat pumps, insulation, rain barrels, reflective roofing, energy-efficient appliances, solar water heaters, electric vehicle (EV) supply equipment, and energy-efficient windows.

Section 2. *Solar Energy System*: A complete assembly (solar collectors and storage mechanisms) used for generating electricity or heating/cooling materials.

Section 3. *Member*: An owner of a home or unit within the Crosscreeks Owners Association.

ARTICLE III – GENERAL PROVISIONS

Section 1. *No Adjacent Approval Required*. The approval of an adjacent home or unit owner is *not* required for a member to install a solar energy system or energy-saving improvement.

Section 2. *Prohibited Actions by the Association*. The Association shall not:

- a. Inquire into a member's energy usage.
- b. Impose conditions that impair the operation of a solar energy system or void industry-standard warranties.
- c. Require post-installation reporting.
- d. Charge an application fee higher than that assessed for other property modifications.

Section 3. *Compliance with Local Law*. All installations must comply with:

- a. *State of Michigan*. Building codes and the Homeowners' Energy Policy Act.
- b. *Monroe County & Bedford Township*. Members must obtain all necessary local permits. Note that per *Bedford Township Ordinances*, specific setbacks or glare-prevention standards for residential systems must be followed to protect public safety.

ARTICLE IV – APPLICATIONS AND APPROVALS

Section 1. *Application Process.* A written application is required for *Solar Energy Systems*. It must include:

- a. Member name and street address.
- b. Name and contact info of the professional installer.
- c. A layout image of the system on the home/unit and a description of the equipment.

Section 2. *Automatic Approval.* The Association must approve or deny a request within *30 days* of receipt. If the Association fails to respond within 30 days, the member may proceed with installation without penalty.

Section 3. *Grounds for Denial.* The Association may only deny an application if:

- a. A court finds the installation violates a law.
- b. The system extends more than *6 inches* above/beyond the roof.
- c. The system does not conform to the roof slope (top edge must be parallel to the roof line).
- d. Visible hardware (frames, wiring, brackets) is not in silver, bronze, or black tones commonly available.
- e. For ground-mounted systems in a fenced yard/patio: the system is taller than the fence line.

Section 4. *Cost and Efficiency Protection.* The Association cannot impose aesthetic standards that reduce the system's estimated annual electricity production by more than *10%* or increase the total installation cost by more than *\$1,000*.

ARTICLE V – MAINTENANCE AND REMOVAL

Section 1. *Member Responsibility.* The member is responsible for the maintenance, repair, and replacement of the system.

Section 2. *Removal.* The Association may require the removal of a system if it is damaged or inoperable, following the same conditions applied to non-solar property features.

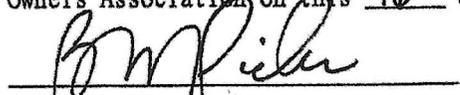
ARTICLE VI – DISTRIBUTION OF POLICY

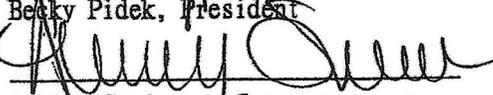
Section 1. A copy of this policy shall be provided to all members within 30 days of adoption and to all new members upon joining.

Section 2. The policy will be posted on the Association website: <https://crosscreekshoa.org/governing-docs>

ADOPTION AND CERTIFICATION

This Homeowners' Energy Policy Statement was duly adopted by the Board of Directors of the Crosscreeks Owners Association on this 16th day of March, 2026.


Becky Pidek, President


Ashley Scrivner, Secretary