

**RESOLUTION OF THE DIAMOND COVE HOMEOWNERS ASSOCIATION, INC.,**  
**AMENDING THE ARCHITECTURAL REVIEW GUIDELINES**

WHEREAS, that certain Amended and Restated Declaration of Covenants, Conditions and Restrictions for Diamond Cove was caused to be recorded at Official Records Book 7572, Page 961, Public Records of Orange County, Florida ("Declaration"); and

WHEREAS Article VIII of the Declaration specifically empowers the Association, through its Architectural Review Board or its Board of Directors, to promulgate architectural review guidelines and other rules and regulations pertaining to exterior modifications and architectural review; and

WHEREAS, the Board deems it desirable to amend the Architectural Review Guidelines to specifically address the installation of solar panels and collectors in compliance with Florida and other applicable law;

NOW, THEREFORE, be it resolved that the Board of Directors hereby adopts Guideline No. 11.2 as amended which is attached hereto, incorporated herein by reference, and marked Exhibit "A".

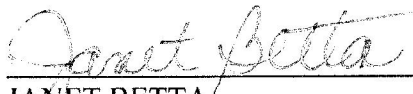
This Resolution of the Diamond Cove Homeowners Association, Inc., Board of Directors formally adopting the foregoing amendments to the Bylaws was adopted this \_\_\_\_ day of \_\_\_\_\_, 2020 by a majority of the Board.



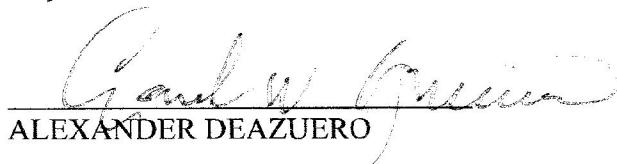
ROZALIA DEBORDE



FRANK MOORE, III



JANET BETTA



ALEXANDER DEAZUERO

Sharon Neustaedter  
SHARON NEUSTAEDTER

ADDED LANGUAGE IS UNDERLINED. DELETED LANGUAGE IS ~~STRICKEN THROUGH~~

## EXHIBIT "A"

11.2 Solar collectors for pools or solar house water heaters or solar voltaic panels and their support structures may only be installed after obtaining the advance written approval of the ARB. Solar devices and their support structures shall have an orientation, which shall be to the south or within 45 degrees east or west of due south, as determined by the ARB, provided such orientation and placement of the solar collector/ solar heater does not impair its effective operation. Solar collectors and heaters will not be permitted that will be visible from the mid lot street view of the house unless such a placement is the only available location within required orientation, and the homeowner has fully exhausted areas of the roof structure which are within the required orientation and not visible from the street. For purposes of the foregoing determination, an Owner who has previously installed solar collectors desirous of installing additional solar panels or collectors may be required to move or alter the existing solar panel installation to fully exhaust areas of the roof which are not visible from the street or otherwise minimize visibility from the street. Additionally, collectors, all piping, pipes and ancillary supporting materials for the solar collector or solar heater shall be painted to match the color of the portion of the residence where they are located and shall run square to the house. As architectural options for solar panels and collectors expand, options may become available which are comprised of varying colors, materials, or other architectural aspects which are not directly related to performance of the solar collectors. The ARB may adopt further guidelines which specifically address architectural aspects of solar collectors, including limitations on colors and materials, and may further exercise its general aesthetic discretion where existing guidelines do not directly address a proposed installation. US and Florida State law and the HOA Declarations also provide additional guidance regarding solar equipment. Florida law pertaining to renewable resources protects the right of property owners to reasonable as opposed to optimal

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performance of renewable resource devices. For purposes of solar collectors, reasonable performance shall be measured in part by the average annual power consumption pertaining to the residence in question, such that solar collectors shall only be permitted to the extent necessary to satisfy the average annual power consumption of the residence.