

Energy Efficient Enhancement Policy Statement

Below is the official policy statement regarding the installation, modification, and upkeep of energy-saving improvements, energy efficient enhancement systems, modifications, and solar energy systems for the Quail Run II Condominium Association (“Condominium”). The policy statement is required under the Michigan Homeowners’ Energy Policy Act, Act 68 of 2024, as amended (the “Act”). The effective date of the policy statement is October 20, 2025.

Section 1 – Definitions

As used in this policy statement:

A. "Common area" means a portion of a building, land, or amenities owned or managed by the Association that is generally accessible to all members of the Association. Common area includes, but is not limited to, a hallway, a stairway, an elevator, a lobby, a laundry and recreational room, a playground, a community center, a garage, a public green space, a park, or a fitness room.

B. "Electric vehicle supply equipment" means a machine or other device located within this state that is supplied with electricity and designed or used for placing or delivering electricity into the battery storage system of a motor vehicle.

C. “Energy-saving improvement, energy efficient enhancement system or modification” includes, but is not limited to, all of the following:

1. A clothesline.
2. Air source heat pumps.
3. Ground source heat pumps.
4. Insulation.
5. Rain barrels.
6. Reflective roofing.
7. Energy-efficient appliances.
8. Solar water heaters.
9. Electric vehicle supply equipment.
10. Energy-efficient windows.

11. Energy-efficient insulation materials.
- D. "Local unit of government" means a county, township, city, or village.
- E. "Member" means a co-owner of a home or condominium unit ("unit") in the Condominium.
- F. "Policy" means this written Energy Efficient Enhancement Policy Statement.
- G. "Shared roof" means a roof that serves more than one (1) unit, including, but not limited to, a contiguous roof that serves adjacent units.
- H. "Solar collector" means any of the following:
1. An assembly, a structure, or a design, including passive elements, used for gathering, concentrating, or absorbing direct and indirect solar energy, or specially designed for holding a substantial amount of useful thermal energy, that transfers that energy to gas, solid, or liquid or uses that energy directly.
 2. A mechanism that absorbs solar energy and converts it into electricity.
 3. A mechanism or process used for gathering solar energy through wind or thermal gradients.
 4. A component used to transfer thermal energy to a gas, solid, or liquid or convert thermal energy into electricity.
- I. "Solar energy" means radiant energy received from the sun at a wavelength that is suitable for heat transfer, photosynthetic use, or photovoltaic use.
- J. "Solar energy system" means a complete assembly, structure, or design of a solar collector, or a solar storage mechanism that uses solar energy for generating electricity or heating or cooling gases, solids, liquids, or other materials. Solar energy system includes the design, materials, or elements of a solar energy system and its maintenance, operation, labor, components, and the necessary components, if any, of supplemental conventional energy systems designed or constructed to interface with a solar energy system.
- K. "Solar storage mechanism" means equipment or elements including, but not limited to, piping and transfer mechanisms, containers, heat exchangers, batteries, or gases, solids, or liquids, or a combination of gases, solids, and liquids, that are used for storing solar energy gathered by a solar collector for subsequent use.

Section 2 – General Provisions

A. The approval of an adjacent unit owner is not required to approve a member's application to install a solar energy system or energy efficient enhancement or modification on the member's unit.

B. The Association will not do any of the following:

1. Inquire into a member's energy usage.
2. Impose conditions that impair the operation of an energy efficient enhancement system.
3. Impose conditions that negatively impact any component industry standard warranty.
4. Require post installation reporting.
5. Require a fee for submitting an application to install an energy efficient enhancement system above that which it assesses for other applications related to a change to the property.
6. Prohibit a member from resubmitting a written application to install an energy efficient enhancement system after a written application submitted after the effective date of the Act was denied by the Association.

C. The member shall comply with state and local building codes and permit requirements in the replacement, maintenance, installation, or operation of an energy-saving improvement or modification or the installation of a solar energy system.

D. A member who wants to install an energy efficient enhancement system shall comply with the application requirements in Section 3.A.

E. A member who has submitted an application to install an energy efficient enhancement system prior to the effective date of this policy statement may resubmit a written application to install a solar energy system in accordance with Section 3.

F. A member who wants to install an energy-saving improvement that does not qualify as an exterior modification (i.e. interior enhancements, etc.) does not need to submit an application to do so, provided they are in compliance with Section 2.C.

G. The member with the solar energy system or energy-saving improvement or modification is required to maintain, repair, replace, or remove a damaged or inoperable solar energy system or energy efficient enhancement or modification in accordance with any provision of the condominium documents for the Condominium.

Section 3 – Applications and Approvals

A. Beginning on the effective date of this policy, a member who wants to install an energy efficient enhancement or solar energy system in the member's unit (not including General Common or Limited Common Elements to which the Association is responsible for) shall submit a written application, please refer to the Modification Request Form in the Resident Manual, to the Association which is available on the Association website. The written application under this section must include all of the following:

1. The member's name.
2. The street address of the location where the energy efficient enhancement system will be installed.
3. The name and contact information of the person or company that will install the energy efficient enhancement system.
4. An image that shows the layout of the energy efficient enhancement system on the member's unit.
5. A description of the energy efficient enhancement system to be installed, including the following:
 - a. Manufacturer's description of the energy efficient enhancement system.
 - b. Manufacturer's diagrams of the energy efficient enhancement system.
 - c. All materials to be used in the energy efficient enhancement system.
 - d. Color of the energy efficient enhancement system.
 - e. Any other information and documents requested by the Association which are available to the member and is not prohibited under the Act.

B. The Association may deny an application to install an energy efficient enhancement system or require the removal of a solar energy system if one (1) or more of the following apply:

1. A court has found that the installation of the energy efficient enhancement system violates a law.

2. The installed energy efficient enhancement system does not substantially conform with the member's application to install the energy efficient enhancement system as approved by the Association.
3. The Association has determined that the energy efficient enhancement system will be installed on the roof of a unit of the member requesting installation and one (1) or more of the following apply:
 - a. The energy efficient enhancement system will extend above or beyond the roof of that unit by more than six (6) inches.
 - b. The energy efficient enhancement system does not conform to the slope of the roof and has a top edge that is not parallel to the roof line.
 - c. The energy efficient enhancement system has a frame, support bracket, or visible conduit of wiring that is not silver, bronze, or black tone that are commonly available in the marketplace.
4. The Association has determined both of the following apply:
 - a. The energy efficient enhancement system will be installed in a fenced yard or patio rather than on the roof of a unit.
 - b. The energy efficient enhancement system will be taller than the fence line.

C. The Association will not deny a member's application to install a energy efficient enhancement system because of the identity of the entity that owns the energy efficient enhancement system or the financing method chosen by the member.

D. Except as otherwise provided in this section and in accordance with the policy, the Association must approve or deny the member's request to install a energy efficient enhancement system within 30 days after receipt of the written application.

E. If the Association fails to approve or deny the member's request to install the energy efficient enhancement system within the time period specified under Section 3.D, the member may proceed with the installation of the energy efficient enhancement system subject to Section 2. If the member proceeds with the installation of the energy efficient enhancement system, the Association shall not impose fines or otherwise penalize the member.

F. A member may resubmit a written application to install an energy efficient enhancement system that was denied by the Association before the effective date of this policy statement. On receipt of the resubmitted written application, the Association shall reevaluate the application under this policy statement and approve or deny the application within 120 days.

Section 4 – Sharing of the Policy

- A. The Association shall do the following:
 - 1. Make a copy of the policy available to all members within 30 days after the adoption of this policy and upon a new member joining.
 - 2. Post a copy of the policy on the website and/or other location(s) where Association policies are shared.

Section 5 – Additional Association Requirements and Preferences

- A. Changes to adjacent property should not impede an existing or soon-to-be-installed solar energy system or interfere with any existing solar energy easement.
- B. All painted surfaces must be kept in good repair.
- C. Piping and electrical connections will be located directly under and/or within the perimeter of the panels when possible and placed as inconspicuously as possible when viewed from all angles.
- D. The highest point of the solar array must not be more than 6 inches above the roof, and, where possible, lower than the ridge of the roof where it is attached.
- E. Solar shingles that mimic the look of a composite shingle are preferred and should match the color of the existing roof shingles as much as possible.
- F. Where possible, all components of the solar energy system should be integrated into the design of the home. Similarly, the color of the solar energy system components should generally conform to the color of the roof shingles as much as possible.