



The Fairways at Fieldcreek Ranch
Homeowners Association, Inc.

www.fairwaysatfieldcreek.com

Professionally Managed by:

Kenyon & Associates
645 Sierra Rose Dr., Suite 104
Reno, NV 89511-4025

775-674-8000 (office)
775-674-8010 (fax)

September 29, 2025

Dear Residents:

As part of the recently concluded legislative session, Governor Lombardo signed SB 440 into law with an effective date of October 1, 2025. It amends NRS Chapter 116 regarding regulation of distributed generation systems (solar installations) in common interest communities like ours.

If an association which has architectural or design review authority under its governing documents does not adopt rules prior to October 1, 2025 regulating the installation of such systems, then it must approve all proposed installations and cannot impose any conditions on their approval. Therefore, The Fairways' Architectural Committee has been forced to create rules for distributed generation systems to meet this deadline.

The attached amended rules were adopted unanimously by the Architectural Committee on September 17, 2025, and also approved by unanimous consent of the Board of Directors on September 29, 2025. The Architectural Rules are hereby amended to include the policies related to distributed generation systems as Article 1.r. The complete document, inclusive of this amendment, can be found on the association's website: <https://www.fairwaysatfieldcreek.com/architectural-documents>.

The Board would like to thank our existing Architectural Committee members for their work on upholding the architectural standards of our beautiful community and would also like to welcome our newest member, Sarah Alley, to the committee. If you would like to volunteer to serve on the Architectural Committee, or any other association committee, please contact our Community Manager, Jeannie Redinger.

Sincerely,

Board of Directors
The Fairways at Fieldcreek Ranch Homeowners Association

1. Article I. Guidelines

[...]

- r. Distributed Generation Systems (solar installations) shall be subject to the following rules, in compliance with SB 440 and its subsequent amendment to NRS Chapter 116:

Purpose and Applicability. These rules are adopted to regulate the installation of Distributed Generation Systems (DGS) including, but not limited to, solar panels, batteries, inverters, racking systems, and related components.

Definitions

1. Distributed Generation System (DGS): A system that generates electricity from renewable sources, including solar photovoltaic (PV) systems, and may include solar panels, inverters, batteries, racking, and other hardware required to return energy to the electrical grid.
2. Exclusive Use Area: Any area within the community which the owner has exclusive rights to occupy and use.
3. Installer: The contractor or company installing the system.

Committee Application Requirements. Owners must submit an application to the Committee and receive approval prior to installation of any DGS.

The application must include:

1. A diagram drawn to scale by the licensed contractor showing the system's proposed location.
2. Photos of the roof or area where the system will be installed.
3. Detailed material specifications and manufacturer descriptions, including photos and colors of the system components.
4. Where possible, photos of similar existing systems as examples.
5. Proof that the installer is properly licensed in Nevada.
6. Technical specifications of all system components.
7. An estimate of system efficiency, including any impact of alternate panel locations.

Committee Review Timelines. The Committee will issue a decision within 35 days of receiving a complete application. If an application is denied, the Committee must state specific reasons for the denial. Owners have the right to submit a revised application addressing the denial reasons.

Installation Rules & Guidelines. The following standards apply to all installations:

1. Panel Location and Orientation.
 - a. Preferred location is a rear-facing, roof-mounted array on the side or rear roof(s).
 - b. Installation facing the street is allowed only if documentation from the solar contractor confirms this is the only feasible location.

- c. Panels must be flush-mounted (the plane of the array is parallel to the roof).
- d. The highest point of the solar panel array must be lower than the ridge of the roof.
- 2. Integration and Aesthetics
 - a. All components of the solar system should be integrated into the design of the home.
 - b. Colors of panels and related components should generally conform to the color of the roof shingles, to the extent practical.
 - c. Electrical connections shall be located directly under or within the perimeter of the panels and placed as inconspicuously as possible from all viewing angles.
 - d. All painted surfaces associated with the installation shall be maintained in good repair.
 - e. All external conduit and related components must be painted to match the exterior color of the structure to which it is attached.
 - f. Inverters must be installed out of street/public view, where feasible.
 - g. Battery storage systems must be installed inside a garage or other enclosed area when possible.
- 3. Code and Cost Compliance. Installations must comply with:
 - a. The National Electric Code (NEC), and
 - b. All applicable state and local building codes and ordinances.

The association will not require compliance with any aesthetic or placement rule that increases the total installation cost by more than 3%.

Variance Requests. A variance to any section of these guidelines may be granted if strict compliance would:

- 1. Significantly increase the purchase price of the solar system, or
- 2. Significantly decrease its performance or efficiency.

Requests for variance must be submitted in writing along with supporting documentation and will be reviewed by the Committee on a case-by-case basis.

Enforcement. Failure to submit an application or follow these rules may result in enforcement actions consistent with the association's governing documents and Nevada law.

Severability. If any rule is found to conflict with SB 440 or its subsequent amendment to NRS Chapter 116, the NEC, or any applicable law, that provision shall be void, and the remainder of the rules shall remain in effect.

From: Melissa Turner donotreply@appfolio.com

Subject: Fairways at Fieldcreek- Architectural Guidelines Solar Amendment

Date: October 2, 2025 at 3:28:47 PM

To: jhouston@churchillradiology.com

Hello

Please see attached Architectural Guidelines Solar Amendment

Thank you,

Melissa Turner

Administrative Assistant

Kenyon and Associates

645 Sierra Rose Drive Suite 104

Reno, NV 89511



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775-674-8000