



*Mesa Village Homeowners Association*

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## **NOTICE TO INSTALL A CRITTER GUARD** **FOR EXISTING SOLAR SYSTEM**

Notice Date: 4/3/2025

Dear Homeowners,

Back in 2024 the association made it a requirement that solar installations must include a metal critter guard. We have had several instances, recently of racoons getting under solar panels, which did not have critter guards, and destroying roofs.

According to CC&Rs, the HOA is responsible for maintenance of roofs. However, when Solar panels are installed by the homeowner, the homeowner becomes responsible for any damage caused by the installation, including racoons, or other critters, destroying roof materials.

All Homeowners who have installed solar panels on the roofs of their units must install a steel critter guards to protect the roofs. Those who have not, or choose not to comply with this requirement, will be responsible for any damage caused by racoons or other critters who may get under the panels and cause damage to the roof.

If you have a pre-existing Solar System on your roof and do not have a critter guard installed, you have 90 days from this notice date to install a critter guard to help protect your solar system and the roof from any damage caused by a critter.

Please be sure to submit an Architectural Application to the office prior to installation.

Thank you,

Mesa Village Board of Directors

