

(B) (1) ~~A restrictive covenant~~ RESTRICTION ON USE regarding land use, ~~which becomes effective after July 1, 1980,~~ may not impose or act to impose unreasonable limitations on the installation of ~~solar collection panels~~ A SOLAR COLLECTOR SYSTEM on the roof or exterior walls of improvements, PROVIDED THAT THE PROPERTY OWNER OWNS OR HAS THE RIGHT TO EXCLUSIVE USE OF THE ROOF OR EXTERIOR WALLS.

(2) ~~AN~~ FOR PURPOSES OF PARAGRAPH (1) OF THIS SUBSECTION, AN UNREASONABLE LIMITATION INCLUDES A LIMITATION THAT:

(I) SIGNIFICANTLY INCREASES THE COST OF THE SOLAR COLLECTOR SYSTEM; OR

(II) SIGNIFICANTLY DECREASES THE EFFICIENCY OF THE SOLAR COLLECTOR SYSTEM;

~~(III) SIGNIFICANTLY DECREASES THE SPECIFIED PERFORMANCE OF THE SYSTEM; OR.~~

~~(IV) DOES NOT ALLOW FOR AN ALTERNATIVE SYSTEM OF COMPARABLE COST, EFFICIENCY, AND ENERGY CONSERVATION BENEFITS.~~

(C) (1) A PROPERTY OWNER WHO HAS INSTALLED OR INTENDS TO INSTALL A SOLAR COLLECTOR SYSTEM MAY NEGOTIATE TO OBTAIN A SOLAR EASEMENT IN WRITING.

(2) ANY WRITTEN INSTRUMENT CREATING A SOLAR EASEMENT SHALL INCLUDE:

(I) A DESCRIPTION OF THE DIMENSIONS OF THE SOLAR EASEMENT EXPRESSED IN MEASURABLE TERMS, INCLUDING VERTICAL OR HORIZONTAL ANGLES MEASURED IN DEGREES OR THE HOURS OF THE DAY ON SPECIFIED DATES WHEN DIRECT SUNLIGHT TO A SPECIFIED SURFACE OF A SOLAR COLLECTOR SYSTEM MAY NOT BE OBSTRUCTED;

(II) THE RESTRICTIONS PLACED ON VEGETATION, STRUCTURES, AND OTHER OBJECTS THAT WOULD IMPAIR THE PASSAGE OF SUNLIGHT THROUGH THE SOLAR EASEMENT; AND

(III) THE TERMS UNDER WHICH THE SOLAR EASEMENT MAY BE REVISED OR TERMINATED.