

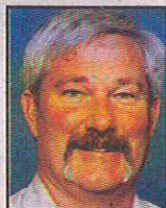
Parade homes ahead of most in 'green' plan

The Parade of Homes — WOW! What an extravaganza. Being in the garage was quite enough to see the number of people interested in the new products for homes. "Green" was the focus of conversation. What can be done to have a Net-Zero-Energy Home? How can we get around CC&R's?

Solar can make up a very large part of the energy needs of a home. But with conservation solar will make a much larger cost effective contribution. Better insulation, windows, appliances and lifestyle will make a solar system the most worthwhile.

There were two "Green" homes this year in the parade. One had solar; now this home owner had insight. It will be interesting to see how little an energy bill these homes will actually have.

Even in an old home changing to compact fluoresce bulbs and buying Energy Star rated appliances is a good start. Turn out the lights when not in the room.



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Have someone check the attic for insulation improvements and better windows. Adding an attic fan is a great way of keeping that heat out of the house. Installing solar window shades or screens will help.

Solar screens can be installed outside and make it so you can still see out. The little things are what make it possible to achieve a Net-Zero-Energy home.

The buzz on the CC&R's was what products are available to comply with my CC&R's. Integrated solar panels are the ticket. Integrated means part of, included in or incorporated. Most of these panels replace the existing roof. These panels will be

offered with multi colors to even blend in better. There are many new products coming out for s-tile applications.

If your CC&R's have outlawed solar how about changing them.

Having two thirds vote and filing it in the recorder's office will change that CC&R to "Green" friendly.

It would be interesting to see the statistics of how many, in a subdivision, is actually against "Green" energy.

They can't use the excuse of it lowers my property value. It does not; the national Appraiser Association say for every dollar saved on energy adds twenty dollars to the value to the property. Maybe they will say I don't like to see the panels.

Integrated panels are hardly noticeable. Would they rather see a yellow sky than a blue roof?

In some States, laws have been passed to take the bite out of CC&R's when it comes to renewable energy. Granted a horrific

installation is not desirable. But even with standard panels and mounting hardware solar looks pleasant, when installed right. Maybe we ought to get with our representatives and get a bill introduced.

"That whenever any Form of Government becomes destructive...it is the Right of the People to alter it...laying its foundation on such principles...most likely to effect their safety and happiness," Declaration of Independence. CC&R's are a form of government for that subdivision. We buy into a subdivision accepting the CC&R's as the rule.

Times change and may require further insight or adjustments. We have given a degree of our sovereignty to government to effect Justice, Common Defense, promote Tranquility and Blessings to us and our Posterity. The right to change CC&R's is retained by us, the People.

All we have to do is exercise that authority to effect that hap-

piness.

Keep in mind when you buy into a subdivision you are signing away a degree of the property rights you have left.

Make sure you are not signing away the right for energy independence.

Developers need to make "Green" energy more acceptable in the CC&R's they create. It is a changing world.

Where change is happening by the minute, we have to stay on our toes. People are looking for solar installed on homes now.

The developers and contractors that have this in mind will be years ahead of the ones that do not.

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