

Northcrest Ranch Property Owners External Light Policy

Purpose: To provide Northcrest Ranch property owners ("Owners") with specific guidelines regarding installation of external lighting under Section 3.23 Views, Obstructions and Privacy of the Deed Restrictions for Exterior Lights. This policy also identifies the consequences if a violation of the Declaration of Covenants, Conditions and Restrictions of Northcrest Ranch ("Deed Restrictions") occurs.

Background: Each Owner must comply with the Deed Restrictions by section. There have been numerous instances where Owners have not been considerate of their fellow neighbors and installed external lighting without: 1) compliance with the Deed Restrictions; 2) negotiating the installation of lighting and lighting disciplines with their neighbors; and 3) previously it has been stated that each Owner desiring to put up street or external lighting must get concurrence from their adjacent Owners prior to installation. This policy clarifies the duties and responsibilities of the Owner and the Architectural Control Committee ("ACC") in regulating the external lighting requirements of the Deed Restrictions.

Board Duties: The Board of Directors hereby assigns the responsibility to the ACC to receive requests for exterior lighting, approve exterior lighting and impose fines for non-compliance with the following external lighting restrictions.

External Lighting Definition: Two classes of external lighting exist.

- 1) The first class of external lights is those which are located in the easement adjacent to the roadways. These lights are typically mounted by the power company at the request of the Owner and often on the utility company's pole. This class of external light is defined as a 'Street Light' because it is located on public land in the easement.
- 2) The second class of external lights is those which are mounted either on the 'build line' or inside the 'build line' on the Owner's lot are defined as a 'Security Light'. These may be mounted on a pole, fence, and entrance or even on the side of the home.

Owner Duties: The Owner is required to submit an application for installation of external lighting in accordance with the appropriate 'Existing Home Add-On or Maintenance' process already in existence.

The following definitions apply with respect to the type and location of the external lighting.

- 1) Any light mounted on a public utility pole which is located in the public easement (utility easement) is defined as a Street Light. Furthermore, a Street Light must not exceed 100 watts in power without written approval and must have a photocell capability to activate the light at dusk and deactivate the light at dawn.
- 2) Any light mounted on a pole or other structure inside the 'build line' is defined as a home Security Light. Furthermore a Security Light must not exceed 100 watts in power and must have a photocell capability to activate the light at dusk and deactivate the light at dawn. This class of Security Light may be mounted on poles, trees, fences or on the side of the home.

The Owner desiring to place a Street Light must secure the written approval of the adjacent and cross street Owners prior to submission of an 'Existing Home Add-On or Maintenance' application for external lighting. A copy of the written concurrence by the adjacent and/or cross street Owners must accompany the application. The Street Light wattage, location and direction the lighted area is intended to illuminate must be submitted with the application.

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The Owner desiring to place a Security Light on his or her property must submit an 'Existing Home Add-On or Maintenance' application and identify the wattage and location of the proposed Security Light. The Owner may be required to provide written concurrence from adjacent neighbors by the ACC if the Security Light location light discipline is considered to infringe upon the adjacent Owner(s) privacy or well-being. The Security Light wattage, location and direction the lighted area is intended to illuminate must be submitted with the application.

The Owner who fails to comply with this policy shall be fined in accordance with the current fine and fee schedule in force. The standard application fee for Existing Home Add-On or Maintenance shall apply.

The Board and committee members are Northcrest Ranch Owners and perform their duties as non-paid volunteers of the Association. The above Northcrest Ranch Property Owners External Lighting policy revokes any prior guidance, policy or requirements.

Passed, Adopted, and Approved by the Board of Directors of Northcrest Ranch Property Owner's Association, Inc. this 11th day of January, 2011.

By: Michael T. Adams President

Name: Michael T. Adams

Title: President

By: Candi Weekley

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Title: Secretary