

Leisure Village HOA Exterior Lighting Policy

Background

There are three types of exterior lighting at the Leisure Village Condominiums:

- Front door
- Rear door
- Security

Example photos of each are provided at the end of this document.

Since each unit has both a front door and rear door light that may be controlled by the homeowner using an interior switch just inside its corresponding door, they are a limited common element per the HOA Declaration. Therefore, when desired or needed, exterior front door and rear door light maintenance and/or replacement is the responsibility of the homeowner at Leisure Village. However, since replacement of those lights is an exterior alteration, the homeowner must obtain written approval prior to commencing the alteration.

Since the security lights are hard-wired without any switch and are intended to illuminate general common areas (walkways and parking lot), they are a general common element per the HOA Declaration. Therefore, maintenance and/or replacement of the security lights are the responsibility of the Leisure Village HOA and are not specified in this policy.

Purpose

The HOA board of directors has provided this policy for the following reasons:

- To document the approval requirements for exterior light replacement so that they are consistently applied for all homeowners.
- To ensure that exterior lighting installation quality is maintained to a standard equivalent to or exceeding the original design (we want light fixtures that will last and that function well).
- To ensure that the appearance of the exterior lighting remains consistent with the original design and from unit-to-unit (we want light fixtures that look like they belong).

Scope

This policy covers the front door and rear door exterior light fixtures at Leisure Village Condominiums.

Specifications (Front Door Exterior Light)

Location: Front door light fixtures may only be installed at existing locations.

Type: Front door lights must be a wall-mount exterior grade quality fixture (cast aluminum, rather than vinyl, with real glass lens) that is UL, ETL or CSA safety listed. Motion and/or dark sky sensors are permitted.

Style: Front door lights must remain the same “lantern” style as the original light fixtures.

Size: Front door lights must remain approximately the same size as the original light fixtures, which is about 20 inches high by 8 inches deep by 6 inches wide.

Housing Color: White

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Glass/Lens Type: Flat or beveled clear

Bulb Type: Preferably one(1) LED, CFL, or incandescent A19 bulb

Recommended Option(s):

- Hampton Bay Model #HB7023P-06
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Specifications (Rear Door Exterior Light)

Location: Rear door light fixtures may only be installed at existing locations.

Type: Rear door lights must be a wall-mount exterior grade quality fixture (cast aluminum rather than vinyl) that is UL, ETL or CSA safety listed. Motion and/or dark sky sensors are permitted.

Style: Rear door lights may be any reasonable style approved by the HOA board of directors.

Size: Rear door lights may be any reasonable size approved by the HOA board of directors.

Housing Color: Preferably white, but any reasonable color approved by the HOA board of directors

Glass/Lens Type: Any reasonable design approved by the HOA board of directors

Bulb Type: Any type approved by the HOA board of directors

Suggested Option(s):

- Design House Model #500181
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Approval Procedure

1. Notify the HOA board of directors that you intend to replace an exterior light fixture and obtain a copy of this policy.
2. Select your light(s). Be sure to follow this policy.
3. Submit light fixture installation plan to HOA board of directors and get their written approval.
4. Proceed with light fixture installation per the manufacturer's instructions.
5. Have HOA board of directors or their representative inspect new light fixtures after installation.

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Front Door Exterior Light (homeowner's responsibility)



Leisure Village HOA Exterior Lighting Policy

Rear Door Exterior Light (homeowner's responsibility)



Leisure Village HOA Exterior Lighting Policy

Security Exterior Light (HOA responsibility)



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