

**HILL FARM HOMEOWNERS ASSOCIATION,
an Arizona non-profit corporation**

**A RESOLUTION OF THE BOARD OF DIRECTORS
Re: POLICY FOR FRONT YARD EXTERIOR LIGHTING**

At a meeting of the Board of Directors of Hill Farm Homeowners Association (the Association"), an Arizona non-profit corporation, duly called and held on the 21st day of June 2010, a quorum being present and voting, the following policy was adopted:


1. To improve night time safety and security, each homeowner shall provide and maintain one light fixture located in their front yard, in front of the patio wall.
2. The fixture shall be of a type listed on page 3 and it shall be controlled by a photo-control to turn the fixture on at dusk, and off at dawn.
3. The homeowner shall be responsible for providing electrical power to the fixture at all times whether the home is occupied or not, and for maintaining the fixture and accessories in a safe mechanical and electrical condition. The homeowner shall also be responsible for painting any post lights.
4. The Association will monitor the function of exterior lighting at frequent intervals, and will install long-life energy-efficient light bulbs as required. The Association will also maintain the photo-control where it is integral with the fixture or mounted in a separate electrical junction box. Photo-controls that are installed in the electrical panel of an individual home must be maintained by the homeowner.
5. Any deficiencies noted by the Association during routine monitoring will be advised to the homeowner in writing, with repairs or corrections required within 30 days. After this time, the Association may instruct a contractor to complete the necessary repairs at the homeowner's expense.
6. To minimize the Association's maintenance costs and to maintain a uniform appearance, homeowners are not permitted to replace light bulbs with any other type, nor replace any photo-control that is maintained by the Association. However, light bulbs may be removed to facilitate holiday lighting, but must be re-installed by the following January 15th.
7. Homeowners should report any outages or malfunctions to the Property Management Company, or to their Neighborhood Watch block captain.
8. **Homeowners are encouraged to replace the original floodlight fixtures with one of the post lights listed on page 3.** The cost shall be borne entirely by the homeowner. The installation shall comply with electrical codes and with the installation notes on page 3.

Resolution # 10-03

- 9. The installation of any additional exterior lights must comply with Tucson City ordinances and, if installed in front of the home, prior board approval is required. Additional lights shall be maintained by the homeowner.
- 10. The disabling or removal of the front light without replacing it with one of the approved types listed on page 3, or a board-approved equivalent, will not be permitted.
- 11. This policy supersedes policy documents #08-02 and #08-03.

DATED this 21st day of June, 2010.

**HILL FARM HOMEOWNERS ASSOCIATION
an Arizona non-profit corporation**

By: 
Its: President

ATTEST:


Secretary

APPROVED LIGHT FIXTURES AND ACCESSORIES

Costs and suppliers were correct as of June 21st 2010.

Coach Light and tall post

- Coach Light - Progress Lighting model P5457-71.
 - Cast aluminum, black finish.
 - Currently available from Home Depot (\$87)
- Light post (8ft) without photo-control - Summit Lighting model CP295.
 - Aluminum, black finish
 - Currently available from Home Depot (\$29)

Louvered Fixture and short post (dark-sky friendly)

- Louvered fixture - SPJ Lighting model SPJ12-07
 - Aluminum, black finish, 120V with medium base socket.
 - Fixture currently available from Arizona Commercial Lighting (\$61)
- Light post (8ft) without photo-control - Summit Lighting model CP295
 - Aluminum, black finish. **Note** - cut post down to 4ft length.
 - Currently available from Home Depot (\$29)

Floodlight (replacement for the originally installed floodlights)

- Fully shrouded PAR 38 floodlight - RAB H101 or similar
 - Cast aluminum, black, bronze or gray finish.
 - RAB Currently available from Arizona Commercial Lighting.
 - Note** - A simple outdoor lamp holder without shroud is NOT acceptable.
- Short Mounting Post (recommended to replace junction box where conduit has broken)
 - RAB "Mighty Post" model MP19B or similar with ½ in thread
 - Currently available from Arizona Commercial Lighting.

Installation Notes - contractor information

- 8ft posts should be direct buried at least 18 inches, and concreted in place.
- 4ft posts should be direct buried at least 12 inches and concreted in place.
- No concrete should be exposed above grade.
- Posts should be positioned at least 18 inches from the edges of driveways to avoid damage when opening vehicle doors.
- Any junction boxes used to bring the electrical supply into the posts must be 6 ins. above grade, black, and have a cast cover with two screws.
- Photo control should be installed on an adjacent wall or in the electrical panel.
- Because of reliability issues, posts with integral photo controls should not be used.
- Floodlights will require a short mounting post - see above - which should be set with the cap approx 4 inches above grade
- The Association will provide an approved compact fluorescent bulb at no cost.
- Arizona Commercial Lighting is at 322 9611; ask Dennis for the Hill Farm rates.

Contractors

- Homeowners have used the following contractors, who are familiar with the requirements. You may use any other licensed contractor, but the finished installation must comply with this policy.
 - Able Electric - 747 5010 (Larry)
 - Bert's Electric and Plumbing - 791 7800 (Jerry)
 - Charlie Blair - 603 7500