

## HILL FARM HOMEOWNERS ASSOCIATION

### **Resolution #08-03 – Exterior Lighting Maintenance (individual lots.)**

#### **Preamble**

Traditionally, the Association has maintained the lamp (bulb) and photo-control of the light installed in that part of each lot that is in front of the patio wall and that is landscape-maintained by the Association. This procedure was adopted so that front yard lighting is uniform, does not disturb neighbors, and blends with the lighting in common areas for which the Association is wholly responsible. However, the procedure has never been formally adopted as a policy.

This resolution establishes, formally, the duties of the Association and those of the Homeowner to insure a functioning exterior lighting system in the front yard of each lot.

#### **Resolution**

The Board of Directors recognizes that a fully functioning exterior lighting system is an essential component for the safety and security of Hill Farm residents and to provide street lighting. The duties and responsibilities of the Association and the Homeowners to maintain the exterior lighting system are therefore resolved as follows:

Each homeowner shall maintain in working order one light fixture located in that part of the lot that is in front of the patio wall and landscape-maintained by the Association. The fixture shall be of a type as specified in the separate Resolution - Exterior Lighting Specification, and it shall be controlled by a photo-control to turn the fixture on at dusk, and off at dawn.

The homeowner shall be responsible for providing a safe power supply to the fixture and for maintaining the fixture and any associated junction box in a watertight condition and in good mechanical and electrical order. The homeowner shall also be responsible for painting any post lights, and for trimming vegetation that is shading photo-controls that are located behind the patio wall or in the electrical panel.

Any deficiencies noted by the Association during routine maintenance shall be advised to the homeowner in writing, with repairs or corrections required within 60 days. After this time, the Association will instruct a contractor to complete the necessary repairs at the homeowner's expense.

The Association shall supply and install a long-life energy-efficient bulb in the above referenced light fixture of each lot. The Association shall also maintain the photo-control in working order provided that it is integral with the fixture or mounted in a separate electrical junction box on a wall adjacent to the fixture. For reasons of safety and accessibility, the Association will not replace or repair any photo-control that is installed in the main electrical panel of an individual home.

To minimize the Association's maintenance costs, homeowners shall not make changes to the bulb or photo-control installed and maintained by the Association *except* that any bulb may be removed temporarily to facilitate holiday lighting, but it must be replaced by January 15th.

The Association shall replace bulbs and photo-controls as part of its routine inspections or when advised through the Neighborhood Watch program. Homeowners may also report outages or malfunctions to the Property Management Company.

Confirmed this 17<sup>th</sup> day of March 2008