

MAPLE RIDGE CREEK VILLAGE CONDOMINIUM ASSOCIATION POLICIES

POLICY NUMBER: MRC006
POLICY TITLE: EXTERIOR LIGHTS*
POLICY ADOPTED: 4/19/2000
LAST REVIEWED: 3/16/2009; 3/19/ 2018; 11/1/2022
POLICY REVISED: 10/21/2019

1. Porch and Garage Lighting Fixtures

Residents may replace the porch lights and the carriage lights located on each side of the garage with one of the following selections:

- Sunset style F7949-31
- Lighting One style 9JEL8 (Shelby Design Center)
- Lamps with motion detector features are NOT allowed on garages

2. Deck and Door Wall Lighting Fixtures

The exterior light fixtures which Pulte installed over decks and door walls may be replaced with a similar “jelly jar” style, or other lamps that meet the following requirements:

- Lamps must be traditional in style and similar to those installed on porches
- Metal surfaces must be black in color
- Total height must not exceed 12”
- Lamps with motion detector feature are allowed

An Exterior Lighting Modification Request must be submitted and include the specific manufacturer model number. The Exterior Lighting Modification Request must include both Manufacturer model information along with a picture of the proposed fixture. Replacements must correspond to the size and design of the listed approved models

3. Other Lighting

A. Permanent decorative or functional exterior lighting may be installed outside of any unit to illuminate the walkway from the driveway to the front door on Ranches, to illuminate the flowerbeds, or to illuminate the address on all units.

Any such lighting must:

- Be approved by the Board of Directors prior to installation
- Be placed within the existing flowerbeds

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- Have all connecting wires buried. Co-owners are obligated to correct, at his or her cost, any damage done to any common element installations, such as irrigation lines, during the burying of underground lines.
 - Use **only** white lights.
 - Not exceed 24 inches in height.
 - Be of the low voltage or solar type, **except that a 110volt spotlight may be used to illuminate the house numbers.**
- B. Any light fixtures, just as with all exterior modifications, must conform to the Board's maintaining of community standards. The Co-owner will be responsible for any damage caused during the installation of light fixtures. Any fixtures so installed are the responsibility of the co-owner to properly maintain, including keeping all wiring buried.
- C. **The obligations under this section (#3. Other Lighting) of the policy shall run with the unit and shall be binding upon any successors or assigns of the unit.**

A diagram of the planned installation must be submitted with a special "Modification Request Form – Decorative Lighting" (Form follows this policy.) This form must include the manufacturer and model number, along with a photo of the lights to be installed.

***NOTE: Co-owners must submit a MODIFICATION REQUEST FORM – DECORATIVE LIGHTING and a DETAILED DIAGRAM to the Management Company. APPROVAL must be obtained PRIOR to having this work started.**

Maple Ridge Creek Village **Condominium Association**

MODIFICATION REQUEST FORM – Decorative Lighting

(Approval of the Board of Directors is required PRIOR to the commencement of any modification.)

Co-owner Name: _____ **Phone #:** _____

Address: _____ **Unit #** _____

Requested Modification: Decorative Lighting following requirements of policy MRC006.

NOTE: All exterior wiring on ground must be buried so as to be completely covered. If power source is in garage, wiring extending under garage door corner must be neat and unobtrusive. Fixtures may use only **white** lights and may not exceed a height of 24 inches.

Description of Modification: Please attach a diagram showing location and positions of lights. Provide the following:

Type of Lights: Low voltage _____ 110 volt (address spotlight only) _____ Solar _____

Power source: Existing exterior outlet _____ Under garage door _____ Through wall _____

Where installed: Front of unit _____ Rear of unit _____ Side of unit _____

Number of light fixtures installed: _____

Spotlight on house number: Yes _____ No _____

Color of fixtures: Black _____ Other (indicate color) _____

Manufacturer's Model Number (if known): _____

PLEASE READ THE FOLLOWING CLOSELY BEFORE SIGNING:

1. All applicable codes and regulations will be followed and all necessary permits will be obtained at my expense, before any work begins on this modification.
2. I have read all applicable sections of the Bylaws and/or Policies and understand them.
3. All future maintenance resulting from this modification will be performed at my expense. This includes any damage done to any common element installations, such as irrigation lines, during the burying of underground lines.
4. As a result of this modification, if the Association incurs any maintenance costs, I will reimburse the Association.
5. I understand it is my responsibility to advise future assigns or owners of this unit of their on-going responsibility for this modification.
6. I understand that, should any legal regulatory agency require, at any time in the future, modifications to this variance, they will be done at my expense.
7. I will be responsible for any damage caused by the installation.

Signature of Co-owner: _____ **Date:** _____

Approved by: _____ **Date:** _____

Mail this completed form to the Management Company.