

MAPLE RIDGE CREEK VILLAGE CONDOMINIUM ASSOCIATION POLICIES

POLICY NUMBER: MRC040

POLICY TITLE: DECORATIVE LANDSCAPE LIGHTS*

POLICY ADOPTED: 4/19/2000

LAST REVIEWED: 3/16/2009; 3/19/ 2018; 11/1/2022

POLICY REVISED: 10/21/2019, 01/20/2025

Decorative Landscape Lights

A. **Permanent Decorative Landscape Lights** may be installed outside of any unit to illuminate Developer Established Beds (DEBs), to spotlight house numbers, to illuminate Ranch walkways from the driveway to the front door, or for stand- alone illuminated address signage.

Any such lighting must meet the following requirements:

- Be approved by the Board of Directors prior to installation
- Be placed within the existing Developer Established Beds (DEBs)
- Be black, brown or bronze in color
- Be limited to 8 landscape lighting fixtures
- Use **only** white lights
- Not exceed 24 inches in height
- Be low-voltage electric, low-voltage electric with solar, or battery solar type, except that a 110-volt spotlight may be used **ONLY** to illuminate the house numbers embedded in the unit wall.
- Have all connecting wires buried. Co-owners are obligated to correct, at their cost, any damage done to any common element installations, such as irrigation lines, during the burying of lines underground.
- If power source is in garage, versus an exterior outlet, wiring extending under garage door corner must be neat and unobtrusive, and buried once in the DEB. ANY direct hard-wiring requires a license electrician.
- **NOTE: Stand-alone illuminated numbers** must conform to the same requirement of other types of decorative lighting regarding size and light color. If the sign is battery-powered ONLY, and meets size and light requirements, NO Modification Request is required.

Decorative Landscape Lights, just as with all exterior modifications, must conform to the Board's maintenance 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.

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- B. The obligations under this policy shall run with the unit and shall be binding upon any successors or assigns of the unit.

***NOTE:**

For any proposed Decorative lighting, Co-owners must submit the “MODIFICATION REQUEST FORM – Decorative Landscape Lighting” (attached below) to the Management Company. Board APPROVAL must be obtained PRIOR to starting any work.

A diagram of the proposed installation plan as well as a picture of the lighting fixture must be submitted with this special “Modification Request Form – Decorative Landscape Lights.” (Form follows this policy) All lines of this form must be completed.

Maple Ridge Creek Village
Condominium Association

MODIFICATION REQUEST FORM – Decorative Landscape Lights

(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 the 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 (battery ___ electric ___)

Power source: Existing exterior outlet _____ Under garage door _____

Where installed: Front of unit _____ Side of unit _____

Number of light fixtures installed: _____

Spotlight on house number: Yes _____ No _____

Color of fixtures: Black _____ Brown _____ Bronze _____

Manufacturer and Manufacturer’s Model Number: _____

Licensed Electrician (if required) _____ Phone _____

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:** _____

Scan and Email or Mail this completed form to the Management Company.