

***Community Wide Standards for Lighting, Light Fixtures and Light Posts***

**Replacement, Maintenance Standards and Owner's Responsibilities**

The residential community street lighting is provided by the yard lights located in each owner's front yard, lights that are integral part of the mailboxes in the Sanctuary and Majestic Isles and the Carriage lights on the garages in Solana.

Post Lights & Posts are all on private property. Replacement, repairs and maintenance is the responsibility of the homeowner. The cost of the original installation was included in the original purchase price of each home. All homes must be equipped with a front yard light with a photo sensor with the exception of Solana homes that must have black carriage lights located on the garage and also be equipped with a photo sensor.

Replacement of yard light fixture and/or light post requires approval from the Architectural Review Committee. Replacements will be permitted according to the approved Standards.

**Light Fixture and Post Replacement**

**Executive, Patio Home and Preserve Villa Post Lights**

Front yard light post replacement:

- Cast Aluminum, Gloss White and equipped with a photo sensor. See exhibit "A" for post options
- Installed post height from ground is to be 60", exclusive of light fixture.

Front yard post light fixture replacement:

- White, cast aluminum post lantern. See Exhibit "B" and "C" for light fixture replacement options.

Existing light fixtures with arched sides must be kept in a position where the arched sides of the fixture face the house and the street.

**Estate Homes (Sanctuary & Majestic Isles) Post Lights**

- Each home must have a light fixture, post and mailbox combination.
- Replacement must be Cast Aluminum, Verde Green with photo sensor. See Exhibit "D" for specifications.

**Solana Homes**

Community lighting in Solana is provided by the carriage lights located on the garages.

- Each home must have carriage lights attached to the front exterior wall on each side of the garage facing the street.
- Cast Aluminum, Black with photo sensor.
- Replacement requires ARC Approval. See Exhibit "E" for specifications.

**Lighted Address Plaques**

Each home must be equipped with a lighted address number sign on the front side on the column of the garage facing the street except in the Sanctuary and Majestic Isles where light address signs are optional and Solana where address numbers are not lighted.

- Lighted address plaque replacement- see Exhibit "F" for specifications.
- Replacement does not require ARC Approval if model shown in Exhibit "F" is installed.

## ***Hérons Glen Homeowners Association, Inc.***

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### **Carriage lights**

- Each home must be equipped with two carriage lamps one for each side of garage. Three or more can be used in conjunction with multiple doors. Replacement does not require ARC Approval.

### **Other Exterior Lighting**

- Landscape lighting, walkway lighting and security lighting are permitted, but must not be directed off the property of the homeowner and shall not be so bright as to be objectionable to neighbors.
- Homeowners may display Holiday lighting on their property starting the Monday before Thanksgiving and must be removed by January 10.

### **Maintenance Standards and Owner Responsibilities**

Homeowners shall maintain their Post Lights functional, clean and painted.

Before cleaning the lamp post fixture, turn electrical supply off.

Landscaping and seasonal decorations must be kept from blocking light fixture, address light and photo sensor.

Homeowners shall maintain power to the required lighting at all times. Photo sensors must operate to allow the light to turn on at dusk and turn off at dawn.

Homeowners shall replace burnt out bulbs and defective photo sensors as necessary to keep lighting operational.

- Single socket- 60 watt clear or white incandescent or equivalent compact fluorescent (CFL) or LED.
- Three socket- 25 watt clear or white flame tip candelabra or equivalent compact fluorescent (CFL) or LED.

### **Light bulb replacement by the HOA**

The HOA will replace light bulbs in lamp post provided the homeowner has given permission by filling out a resident request form or sends an email to the HOA Office. Permission will be kept on file and bulbs will be replaced at no charge when reported by the Security Roving Patrol.

The HOA assumes no responsibility for the condition of the light head or post or damage that results while installing light bulbs for a homeowner. Standard bulbs are used for replacement.

The HOA will identify yard lights that are not working each month and notify homeowners who have not already provided permission to the HOA that their lights are not working. If bulb replacement does not resolve the problem, it will be the obligation of the homeowner to fix the problem within 14 days of notification.

### **Photo Sensors**

Photo sensor replacement is a homeowner responsibility.

Homeowners can purchase photo sensors from a supply store of their choice or can purchase one from the HOA Office. The HOA does not provide a warranty for the photo sensors.

During the summer storms, some GFI breakers that operate the yard lights will trip the electric to the lighting and must be reset to provide electric to the light post. To avoid a non-compliance issue for this matter homeowners leaving for more than 14-days should provide access to a designated person who can reset the circuit breaker in the event that the GFI is tripped, while the homeowner is away, such person should be on record at the HOA office.

*Adopted September 12, 2012 at the HOA Board Meeting*

*Amended December 9, 2015 at the HOA Board Meeting*

*Amended July 12, 2017 at the HOA Board Meeting*

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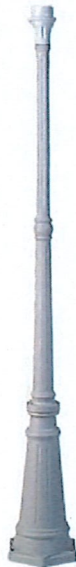
Light Posts

Exhibit "A"



Smooth Gloss White, Cast Aluminum, 3" round Post Light Pole.

Installed post height from ground to top of post to be 60" before installation of light fixture.



White, Cast Aluminum, Decorative Post Light Pole as shown,

Installed post height from ground to top of post to be 60" before installation of light fixture.

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**3- Light Fixture**

**Exhibit "B"**



**Hampton Bay**

**3-Light Outdoor Post Light Model #  
HB7029-06**

Product Depth (in.)	7.5
Product Height (in.)	20.7



**Livex Lighting**

**3-Light Outdoor Post Light Model #  
7526-03**

Product Depth (in.)	8
Product Height (in.)	22

***Community Wide Standards for Lighting, Light Fixtures and Light Posts***

**Single Light Fixtures**

**Exhibit "C"**



**Westlake 1-Light White Outdoor Pole/Post Mount  
Model # 1005WT**

Product Depth (in.)	8
Product Height (in.)	22



**Progress Lighting 1-Light White Outdoor  
Pole/Post Mount Model # P5482-30**

Product Depth (in.)	9-3/8
Product Height (in.)	21-3/4

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Majestic Isles and Sanctuary

Exhibit "D"



**Light post/Mailbox Combination**

Light fixture shall be consistent with the  
Community Wide Standards for Mailboxes and  
Mailbox Posts Exhibit #3



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**Solana Carriage Lights**

**Exhibit "E"**



**Model: Progressive Lighting Product SKU P5826-31**

**Dimensions**

Product Depth (in.)	9.75	Product Width (in.)	7 in
Product Height (in.)	15 in	Width	7.00
Product Length (in.)	9.75 in		

**Details**

Bulb Type Included	No Bulbs Included	Number of Lights/Bulbs	1
Exterior Lighting Accessory Type	Wall Mount Light	Outdoor Lighting Features	Weather Resistant
Exterior Lighting Product Type	Outdoor Lanterns	Package Contents	1 fixture
Fixture Color/Finish	Black	Power Type	Hardwired
Glass/Lens Type	Clear	Product Weight (lb.)	5.3 lb
Hardwired or Plug-In	Hardwired	Returnable	90-Day

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**Address Light Plaques**

**Exhibit "F"**



**Model: AL301B Westek- Lighted Address Plaque**

**Model numbers subject to change. If address plaque is no longer available then a model similar in size, depth and appearance may be selected if approved by the ARC Committee.**

**Specifications**

**Dimensions**

Product Depth (in.)	10	Product Length (in.)	10.125 in
Product Height (in.)	5.125 in	Product Width (in.)	2.25 in

**Details**

Bulb Type Included	Incandescent	Outdoor Lighting Features	Weather Resistant
Exterior Lighting Product Type	Address Lights	Power Type	Plug-in
Fixture Color/Finish	White with Black Numbers	Product Weight (lb.)	1.1 lb
Maximum Bulb Wattage	0	Returnable	90-Day
Maximum Wattage (watts)	0	Weather Resistant	Yes