

PACIFIC DEERFIELD OWNERS ASSOCIATION

c/o Real Properties Management Group, Inc.

POLICY FOR EXTERIOR LIGHTING FIXTURE REPLACEMENTS

WHEREAS, the Bylaws for the Adoption of Rules, Article X, Section 10.2, and the CC&R's, Article IV, Section 4.5 provide the Board of Directors the power to develop reasonable rules not inconsistent with the provisions contained in the Declaration, and to amend the same from time to time relating to the use of the Association Property, Common Elements and Limited Common Elements and the facilities thereon, and

WHEREAS, Article IV of the Declaration of Covenants, Conditions and Restrictions and Declaration of Annexation and Master Association Approval outline the responsibilities for both the Association and Owners in regards to maintenance and repairs/replacements, and

WHEREAS, there is a need to establish clarification for lighting fixture maintenance and replacement,

NOW, THEREFORE BE IT RESOLVED THAT THE BOARD OF DIRECTORS OF PACIFIC DEERFIELD OWNERS' ASSOCIATION (PDOA) has established the following definition of maintenance and replacement for all exterior lighting fixtures in the community:

LIGHTING FIXTURE MAINTENANCE AND REPLACEMENT

The Association (PDOA) is responsible for all exterior building security lighting in the community.

The Owner is responsible, at Owner's sole expense, for the repair and replacement of their front entry lighting fixtures and any lighting fixture situated on an Owner's patio. The Owner is responsible at their own expense to maintain, repair, replace and restore these fixtures at all times. Lack of proper maintenance on the lighting fixtures resulting in damage to the exterior of the building will be the responsibility of the Owner.

The CC&R's, Article IX, Section 9.1 require any exterior changes to have prior approval of the Board/and or ARC Committee. The following standards for replacement of lighting fixtures need not have prior approval, as long as the lighting fixtures chosen conform to the following standards:

1. All lighting fixtures installed must be rated for outdoor use.
2. All lighting fixtures must be wall/ceiling mounted. No hanging fixtures or fixtures with chains allowed.



3. The color of the lighting fixture must be consistent with the colors of your building. Neutral tones and warm colors (*ex. beige, tan, bronze, gold, brown, black*) or colors that match the building fencing/railings are required. If there are any questions on whether a fixture you have chosen is consistent with the building colors, or is considered a neutral or warm color, you must submit an ARC application for approval of the Board of Directors. Failure to do so and placing a lighting fixture that does not blend well in the community will result in the Board of Directors requiring you remove the fixture, at your sole cost, and replace it with an appropriate fixture.
4. If there is any damage done to the exterior building while removing or installing a lighting fixture, the cost of repair will be at the Owner's sole expense.

This Policy adopted by the Board of Directors of Pacific Deerfield Owners' Association at the Board Meeting held on July 22, 2013 as evidenced by the signatures below:

ON BEHALF of THE PACIFIC DEERFIELD BOARD OF DIRECTORS:

Marlene Benedict
By: Marlene Benedict, President

7/23/13
Date

Susan Aventi
Attest: Susan Aventi, Secretary

7/26/13
Date

