

Georgetown Village Condominium

ADMINISTRATIVE RESOLUTION NO. 15-01

INSTALLATION OF EXTERIOR LIGHTING

WHEREAS, Article III, Sections 2(a), (h), and (k) vest in the Georgetown Village Condominium Board of Directors ("Board") the authority to regulate the operation, care, maintenance, and use of the Common Elements, and any additions, alterations, replacements, and improvements thereto.

WHEREAS, the Board of Directors has determined that it is in the interests of the Association to allow for the installation of exterior lighting on patios and balconies in specified circumstances and under certain conditions.

WHEREAS, the Board deems it advisable to establish procedures and criteria for the consideration of requests for installation of exterior lighting.

NOW BE IT RESOLVED THAT: the following procedures for consideration of requests for installation of the exterior lighting adopted.

1. *General*

A. No exterior lighting may be installed on any patio or balcony without the advance written approval of the On-Site Manager.

B. This Resolution shall in no way limit any obligation the Association may have under the Federal Fair Housing Act, or other applicable law.

2. *Requests for Installation*

A. The On-Site Manager will consider approving the installation of exterior lighting on a patio or balcony only upon a written request of the unit owner. A request by a non-owner resident will not be considered.

B. All requests for the installation of exterior lighting shall be made in writing using the form designed for this purpose and submitted to the On-Site Management Office.

C. As part of any request to install an exterior lighting fixture, the unit owner must agree in writing to pay for the initial purchase and installation of the fixture, light bulbs, and any repairs as may become necessary for any reason.

3. *Evaluation of Requests*

A. Any request for installation shall be evaluated by the On-Site Manager. If the request is deficient, the requesting unit owner will be so notified and given the opportunity to correct the deficiency.

B. If the request for installation is acceptable, the On-Site Manager shall approve it and notify the requesting homeowner of its approval.

4. *Specifications and Installation*

A. For consistency and safety considerations, lighting fixtures must conform to the specifications prescribed by the Association. Such specifications will be made available through the On-Site Manager. The Board may specify a particular light fixture that must be used. The On-Site Manager may specify the acceptable location of the fixture on the patio or balcony.

B. While installation of the lighting fixture, if approved, will be done at the expense of the requesting unit owner, the actual contracting for the work to be done and oversight of the installation shall be done by the On-Site Manager (upon receipt from the requesting unit owner, in advance of installation, of payment in full to cover the work).

**Adopted by the Board of Directors
July 14, 2015**