

LIGHTING POLICY

OVERVIEW

The Condominium Corporation's policy is to maintain a consistent visual appearance as well as a safe, adequately illuminated condominium complex. The following sections set out specifically the Condominium Corporation's policy regarding lighting.

In this policy, the Board of Directors has specified that the Property Manager is the focal point for administrative matters. The Board retains decision making responsibility under this policy and may, or may not, delegate this responsibility to the Property Manager or to a Committee of the Board as it sees fit.

EXTERIOR LIGHTS ON THE FRONT OF EACH UNIT

Each unit owner is responsible to ensure that the light fixtures on the garden wall and on each side of the garage door (Street Lighting) are working properly from sunset to sunrise. If a light bulb burns out, the unit owner must promptly contact the Property Manager to install a 100 watt replacement light bulb (or equivalent) at the condominium corporation's expense.

Street Lighting fixtures are governed by a Condominium Corporation Standard. If a Street Lighting light fixture is damaged or no longer functions properly (including the light sensor and the wiring between the light sensor and the light fixture on the garden wall), submit a request in writing to the Property Manager (or other individual or committee designated by the Board of Directors of the Condominium Corporation). The Condominium Corporation will pay for the repair and replacement of Street Lighting light fixtures.

Lights installed over the front porch and wiring not specified above are a unit owner responsibility.

OTHER EXTERIOR LIGHTS

Other exterior lights (typically at the rear of a unit) are intended to be used only when needed. So as not to disturb others in the condominium complex, unit owners are required to limit the brightness of such lights to 100 watts (or equivalent) and to extinguish such lights when not needed. It is the unit owner's responsibility to be considerate of neighbors and to ensure that the unit's exterior lighting does not shine on neighboring buildings.

Light fixtures (including motion sensors) are governed by a Condominium Corporation Standard. If a light fixture is damaged or no longer functions properly, contact the Property Manager to obtain information as to the Standard and possible sources of supply. The unit owner is responsible for repairs and replacement of these light fixtures.

ORNAMENTAL LIGHTING

The Condominium Corporation does not permit the use of ornamental landscape lighting in any area visible from the street **or from other units**. Tasteful lighting installed temporarily to celebrate the Christmas public holiday is permitted. Such temporary lighting cannot be installed more than 45 days prior to the holiday and must be removed no later than 30 days after the holiday.

Ornamental lighting used in areas not visible from the street (for example, a back garden) must be of high quality (no plastic fixtures), low voltage and wattage, tastefully designed and generally not visible to neighboring unit owners.

In the event of conflict between Policies and the Declaration, the Bylaws or Rules, the Declaration, the Bylaws, the Rules take precedence.