

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

---

## ***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**

Light head fixtures and posts must be white except in the Sanctuary and Majestic Isles where they must be Verde Green and integral with the mailbox and Solana carriage lights must be black. All Exterior light bulbs must be clear or white.

#### **Executive and Patio Home Post Lights**

Post to be 3" diameter white aluminum tube 52" high above ground to the base of the fixture. Post shall be equipped with a light sensor. Light Fixture to be a white cast aluminum post lantern manufactured by Melissa Lighting, Series 2200 Model 2250 Height 20 ½" and Width 8½" or a 3-light Outdoor White post lantern manufactured by Hampton Bay Model 002-3393 WH or equal to specific design of referenced models, Height 21" and Width 7.5". Maximum light bulb size is 60 watt clear or white incandescent or equivalent compact fluorescent (CFL) or LED. The arched sides of the fixture shall face the house and the street.

Melissa Lighting fixtures can be purchased at Brothers Lighting, 4030 Colonial Blvd, Fort Myers.  
Hampton Bay Lighting can be purchased at home improvement stores.

#### **The Preserve Villa Home Post Lights**

Post to be 3" diameter white aluminum tube 52" high above ground to base of fixture. Post shall be equipped with a light sensor. Light Fixture is to be a white cast aluminum post lantern manufactured by Melissa Lighting, Series 1700 Model 1770 Height 18" Width 8½", a clear glass and standard light socket or equal to specific design of referenced model. Maximum lamp size is 60 watt clear or white incandescent or equivalent compact fluorescent (CFL) or LED.

Melissa Lighting fixtures can be purchased at Brothers Lighting, 4030 Colonial Blvd, Fort Myers.

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

Combination post light and mailbox from Lykins Signtek & Development Specialist Inc. #LST0033-W105SS-S Scroll with 3" beaded pipe, 3" Naples base and six-sided light fixture. Color to be Verde Green. Maximum lamp size is 60 watt clear or white incandescent or equivalent compact fluorescent (CFL) or LED.

Lykins Signtek Products can be purchased at Lykins Signtek 5935 Taylor Rd. Naples Florida, 34109

#### **Solana Homes**

Community lighting in Solana is provided by the carriage lights located on the garages. The Light Fixture is manufactured by Progress Lighting #P5826-31, color black and installed on front of garage adjacent to the street address. Maximum lamp size is 40 watt clear or white incandescent or equivalent compact fluorescent (CFL) or LED.

Progress lighting products can be purchased from a number of vendors. Check website [www.progresslighting.com](http://www.progresslighting.com) for local distributors.

# Herons Glen Homeowners Association, Inc.

---

## 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 to be with address plaque A3018 manufactured by Westek, size is 5" high x 10" wide and 1" deep, impact and weather resistant, black housing and white lens. Replacement bulbs are 14volt.

Homeowners are responsible to keep address lights functional, clean and free of landscaping or anything else so the address is visible from the street. Homeowner is responsible for replacing the light plaque, light bulbs and house number replacement.

Lighted Address Plaques- Westek A-324616 MFG 3018 can be purchased at HD Supply 1-800-431-3000

## 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. Solana homes must each have a carriage lamp located on garage adjacent to house numbers.

## 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.

## **Maintenance Standards and Owner Responsibilities**

Homeowners shall maintain their Post Lights functional, clean and painted. Landscaping and seasonal decoration must be kept from blocking light fixture and sensor.

Homeowners shall maintain power to the Front yard lighting at all times. Before cleaning the lamppost fixture, turn electrical supply off.

Homeowners shall replace burnt out bulbs and defective sensors as necessary to keep lighting operational. The HOA will replace light bulbs in lamppost 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 and post or damage that results from the condition of the light head or post while installing light bulbs for a homeowner. The HOA will supply photo sensors upon request to the owner or their vendor to install.

Permitted bulbs	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
	Solana-	40 watt white incandescent or equivalent compact fluorescent (CFL) or LED

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 it is tripped, while the homeowner is away, such person should be on record at the HOA office.

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.

Homeowners may display Holiday lighting on their property starting the Monday before Thanksgiving and must be removed by January 10.

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