

West Cove "D" Exterior Light Policy - Amended January 14, 2021

West Cove "D" Condominium Association
PO Box 297, Grantham, NH 03753

**Amendment to
Resolution 090121.01 / Exterior Lighting
January 21, 2009**

Whereas, the Board of Directors of the West Cove "D" Condominium Association is empowered to govern the affairs of the West Cove "D" Condominium Association pursuant to Article III of the By-Laws; and whereas, for the safety of owners, guests, renters and property, there is a need to adopt specific rules regarding owner, guest, and renter use of the limited and common areas {but not limited thereto}; and whereas, it is the intent that this rule(s) shall be applicable to all owners, guests, and renters; this resolution shall remain in effect until otherwise rescinded, modified, or amended by a majority of the Board of Directors. Unit Owners and/or their rental agents are responsible for notifying and informing visitors, guests and/or tenants of these rules and regulations. Therefore, be it resolved that the following rule(s) regarding the use of the limited and common areas are hereby amended by the Board of Directors.

Exterior Lighting

Over its history, the WCD Board of Directors has provisionally approved exterior lighting to increase safety and enjoyment. In the intervening years, many installations have failed and have thus resulted in abutter complaints. Fortunately, many advances in technology provide safety and enjoyment without intrusive light. Therefore, the Board of Directors hereby establishes the following policy regarding Exterior Lighting:

1. All exterior fixtures must be approved in writing by the West Cove D Board of Directors prior to the installation; all work must be performed by an insured and licensed electrician.
2. With the exception of the original construction 'canister fixtures', all existing and future installations of exterior lighting must be equipped with motion detectors.
3. Fixtures must be adjusted downward if needed to eliminate any visibility issues for vehicles entering and exiting the area.
4. The Board of Directors reserves the right to limit the **lumens** and angle if necessary, to minimize intrusive lighting.
5. Fixtures not in compliance with these rules will be removed at the Unit Owner's expense.

Amended on this 14th day of January 2021 by the West Cove "D" Board of Directors:

James King, Allan Goldsher, John Chaplin