

Motion Sensor Lighting Standard

This document establishes the standard for a motion sensor light as approved by the Board of Directors for the Rainbrook Villas Condominium Unit Owners Association. **Rainbrook Villa unit owners are allowed to install a Motion Sensor Security Light on the limited common element for safety purposes according to the following guidelines.**

THE STANDARD

- 1. Complete and submit two copies of the application to the Chairman of the Architectural Review Committee or the Chairman of the Board of Directors.**
- 2. Upon approval of the application, the purchase and installation may be completed.**
 - A.** The motion sensor security light fixture will be a Motion Sensor Lighting Control MODEL #UT-5412 by UTILITECH , or equivalent model as approved by the Architectural Review Committee, 180 degrees motion detection zone, with wattage not to exceed 120 Watt maximum each lamp; the shell will be white in finish with shielded bulbs. The bulbs shall be clear. This fixture is available from Lowe's.
 - A.** The placement of a motion sensor security light may be installed on the outer perimeter of Rainbrook Villas, wooded side, and may not interfere with neighbors. The placement of each motion sensor security light will be determined by the unit owner and the Architectural Review Committee.
 - B.** Motion sensor security lights shall be installed by a licensed and bonded electrician. Wiring will come from inside the unit. No wiring or conduit will be visible from the outside of the unit.
 - C.** Motion sensor security lights are required to be attached to sufficient support under the vinyl.

- D. Should the motion sensor security light not be installed according to this standard, the Board of Directors may, at the unit owners sole cost and expense take action to cause such item to be removed and the unit restored to its original condition.

- F. Should the light become unsightly or if not maintained and in working condition, the Board of Directors may, at the unit owners sole cost and expense, take action to cause such item to be repaired or removed, as necessary.

- G. Deviations from these standards must be approved by the RBV Board of Directors on an individual basis.

