

**Rainbrook Villas Condominium Unit Owners Association, Inc.**  
**201 Timberline Loop**  
**Yorktown VA 23692**  
www.rainbrookvillas.com

**Solar Landscape Lighting Standard**

This document establishes the standard for Solar Landscaping Lights as approved by the Board of Directors for the Rainbrook Villas Condominium Unit Owners Association.

**Rainbrook Villa unit owners are allowed to install solar landscape Lights in 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. Rainbrook Villa unit owners are allowed to install landscape lights in the limited common elements for safety purposes according to this standard.

B. Landscape light fixtures will be placed in the foundation beds only, except when installed inside the patio fence.

C. Landscape light fixtures will be solar powered, except when installed inside the patio fence.

D. The external shell of the landscape light fixture, not including the light, glass or plastic, shall be earth tone or black in color.

E. The top of the landscape light fixtures shall not be taller than 18 Inches above the ground.

F. The landscape light fixtures shall not be placed less than 48 inches apart.

G. If landscape lights are not installed according to this standard, the Board of Directors may, at the unit owners sole cost and expense, take action to cause such items to be removed from the common and/or the limited common elements.

H. If the lights become unsightly or if they are not maintained in working condition, the Board of Directors may, at the unit owners sole cost and expense, take action to cause such items to be repaired or removed, as necessary.

**Additional Comments for Unit Owners:**

Residents are asked to work with the Architectural Review Committee concerning issues of landscape lighting. The committee will have the latest details and will work with unit owners to ensure proper installation.