

**SUNKIST VILLAS LIGHTING SPECIFICATIONS
EXTERIOR AREA SUPPLEMENTARY AND SECURITY LIGHTING
FOR INDIVIDUAL HOMEOWNER UNITS.**

The Board of Directors recognizes that additional exterior lighting is an essential component for the safety and security of Sunkist Villas residents.

This specifications covers owner installed, Board approved, exterior supplementary security lighting fixtures and procedures. These fixtures are to be installed on individuals home owners units.

The specific location for Front Exterior Lighting Fixtures shall be on the 1st floor stucco wall surfaces of the individual units as describes in detail below. **Any and all exterior light fixtures shall be shielded/hooded and aimed to eliminate light spilling onto adjacent units, especially windows and doors.**

Additional requests for any others locations on the sides of the units in the common areas shall be accompanied by a sketch showing the requested location indicating illumination radius (area) and any other additional details as maybe required by the Board of Directors for approval. These types of fixtures shall comply with this specification.

To facilitate the provision of exterior lighting, the Board has approved a specific type fixture that is photo controlled dawn-to-dusk, motion detector with shielded or hooded light(s), flush mounted, that may be installed on the front exterior of individual units and possibly on the sides or ends of units.

Homeowners wishing to install **ONE** of the approved light fixtures shall submit, to the Board, a written request with a sketch showing the exact location with fixture brand names and model numbers (with advertising photos were possible). Homeowners must comply with this specification and procedure. The cost of installation and maintenance shall be borne entirely by the Homeowner.

The installation of any additional lights of any type in the common area requires prior Board approval.

A. INSTALLATION OF EXTERIOR LIGHTING FIXTURES.

1. Install exterior lighting fixtures at locations and heights as indicated in this specification in accordance with the fixture manufacturer's written instructions, applicable requirements of NEC, NECA's Standards of Installation, NEMA standards, Los Angeles City Building codes and with recognized industry practices to ensure that lighting fixtures fulfill these requirements.

2. No exterior wiring, conduit, EMT, junction boxes or other hardware or equipment (other than that as required by the manufacturer for installation) shall be visible from the exterior of the units. The only thing visible on the exterior of the unit shall be the approved lighting fixture with sensor unit, light shields/hoods and light bulb(s).
3. Final approval of the installation shall be required by the Board. Homeowners have 7 days to notify board after completion of the work. Work to be completed within 30 days of notification to homeowner of Board approval. Any installations or equipment not meeting this specification shall be removed immediately upon notification by the Board. Any modifications required by the Board based upon the final inspection shall be completed within 30 days of Notice on Non Compliance.
4. Final determination of the number of bulbs per sensor unit shall be determined by the Board upon submission of Architectural Approval form and requested installation location.

B. LOCATION OF FRONT EXTERIOR LIGHTING.

1. Exterior lighting shall be in Board approved locations only.
2. **All installations shall be as unobtrusive as possible and shall be aimed to eliminate light spilling onto adjacent units, especially doors and windows. Board shall have final approval of all "as built locations."**
3. Fixtures shall only be flush mounted wall units installed on the lower first floor front stucco exterior walls under eaves, under balconies, over garage doors or other locations as approved by the board. Installation shall only be on that portion of the exterior walls of the building considered as part of the individual homeowner's specific unit.
4. Minimum Height of all fixtures shall be 7'6" as measured from the bottom of the unit's garage door. This height may be altered for site specific considerations.
5. The primary areas of illumination shall be the individual homeowners unit's egress including the garage door and not for decorative purposes. Security considerations are the sole considerations for locations.

C. EQUIPMENT SPECIFICATION.

Two motion detector lighting systems with dawn-to-dust photo controls are approved for installation:

- A. One utilizing the Dual Brite (or equal) system providing for the addition of low level ambient lighting.
- B. One utilizing standard motion detector technology.
 1. MFG Brand Name : Heath Zenith
MFG Model # : SL-5318-BZ
MFG Part # : SL-5318-BZ
FINISH: Powder Coated Bronze

OR HOA BOARD APPROVED EQUAL

This unit is a 150 (2x75) watt shielded wide angle security motion light that provides a 240 deg. double-wide motion sensor. It also features patented Dual Brite 2-level lighting technology to save energy. The Dual Brite feature allows the light to maintain ambient lighting (50% power level) until motion is detected. Upon detecting motion, the unit will convert to full power illuminating up to 21,000 sq. ft. with a range boost setting of up to 100 Ft. Dual Brite timer with off allows the light to function at a 2-level setting for 3 or 6 hr. or dusk to dawn. This unit also features pulse count technology to eliminate false triggering, manual override, selectable light timer of 1, 5 or 20 min., daylight shutoff, sensitivity adjustment and automatic power outage reset. It requires 2 floodlights totaling up to 150 watts.

SPECIFICATIONS:

- **Assembled Depth (In Inches) :** 6 In.
- **Assembled Height (In Inches) :** 11 In.
- **Assembled Weight (In LBS) :** 2.53
- **Assembled Width (In Inches) :** 16.75 In.
- **Bulb Type :** Other
- **Color / Finish :** Bronze
- **Hardwired or Plug-In :** Hardwired
- **Lighting Type :** Motion
- **Number of Lights/Bulbs :** 1 or 2 as Determined by approval
- **Sensor :** Yes
- **Shade/Glass Type :** N/A
- **Solar Powered :** No
- **Timer Included :** No
- **Wattage :** 75 watts per bulb maximum.
- **Hoods/light Shields Required:** yes

2. MFG Brand Name : Heath Zenith
MFG Model # : SL-5412-BZ
MFG Part # : SL-5412-BZ
FINISH: Powder Coated Bronze

OR HOA BOARD APPROVED EQUAL

The SL-5412-BZ features 180 degree motion detection up to 70 Ft.. Protective bulb shields extend bulb life. Patented swivel arms allow directional lighting with easy thumb screw adjustments. Uses (2) 75W Max PAR38 flood bulbs. Meets Energy Star guidelines. Title 24 compliant.

- Up to 70 Ft. Detection Range with Adjustable Detection Sensitivity
- Powder Coated Finish for Weather Resistance
- Selectable Light Timer (TEST, 1 min, 5 min or 20 min)
- Uses 2 - 75W Maz PAR38 Flood Bulbs



Figure 1 TYPICAL EQUIPMENT

SPECIFICATIONS

- **Assembled Depth (In Inches) :** 8.5 In.
- **Assembled Height (In Inches) :** 13.0 In.
- **Assembled Weight (In LBS) :** 1.9
- **Assembled Width (In Inches) :** 17.0 In.
- **Height :** 17.0in.
- **Length :** 13.0in.
- **Maximum Wattage Per Bulb :** 75W
- **Sensor :** Yes
- **Timer Included :** Yes
- **Voltage :** 120V.
- **Weight :** 2.0lbs.
- **Width :** 7.6in
- **Hoods/light Shields Required:** yes
- **Number of Bulbs :** 1 or 2 as Determined by approval

D. SUBMISSIONS

1. Prior to installation or commencement of any work the Homeowner shall submit, for approval, the written request "Sunkist Villas HOA Architectural Approval Request" form with a sketch showing the exact location of the fixture with brand names and model numbers (with advertising photos were possible) and any other information that maybe requested by the Board as required for approval .
- 2 . Work to be completed within 30 days of notification to homeowner . Homeowner has 7 days to notify board after completion of the work for final inspection. Any installations or equipment not meeting this specification shall be removed immediately upon notification by the Board. Any modifications required by the Board based upon the final inspection shall be completed within 30 days of Notice on Non Compliance.

END OF SPECIFICATION