

**A Resolution of the Board of Directors of Forest Creek Condominium  
Association, Inc. (FCCAI)  
Establishing Specifications for the Installation of Porch Lights  
in Garage Driveway Areas**

WHEREAS, the Declaration of Condominium for Forest Creek (the Declaration) Section 19.1.3 authorizes any unit owner to install exterior lighting fixtures “consistent with the general architecture of the building maintained by the Association,” and

WHEREAS, such Section grants the Board authority approve changes to the exterior portion of the building maintained by the Association to ensure that such fixtures are consistent with that architectural design, including the color, style and other relevant factors of the installation of such lighting fixtures, and

WHEREAS, the Declaration, Section 6.1.5, provides that the garage is part of the home, and Section 6.2 provides that the driveway is a Limited Common Area reserved for the exclusive use of the Home Owner, and

WHEREAS, the Declaration, Section 19.1.1, requires each Home Owner to maintain, repair or replace any electrical fixtures at his or her expense if located on the Limited Common Elements assigned to his or her home, as well as to pay for any utilities separately metered to his or her home,

NOW THEREFORE BE IT RESOLVED by the Board of Directors of FCCAI, that the specifications governing the right of Home Owners to install lighting fixtures to the building exterior to their garage in the driveway area shall be as follows:

1. Type of fixture: The lighting fixture shall be a colonial lantern style, white, powder-coated metal, electrical fixture powered by AC electricity, with a built-in motion and photovoltaic light sensor, to be used as either a dusk to dawn light or activated by a switch inside the home or garage. (See picture attached). A maximum 100 watt incandescent light bulb is compatible for motion sensor use or a similar wattage LCD light bulb can be used in dusk to dawn applications. Spot or flood light type bulbs may not be used. The approved lighting fixture is available at both Home Depot and Lowe’s for less than \$40.
2. Number and placement of fixtures: No more than three (3) such light fixtures may be installed (in total by all the Owners) on any one building exterior to the garages in the driveway areas. Each light shall be placed only in the wall space between garage doors; none shall be placed on the wall space between a garage door and the building’s side wall. The fixture must be mounted as centered between the garage door exterior moldings and four (4) inches below a line that travels horizontally at the top of the offset of the garage doors as shown below.
3. Waterproofing required: An exterior, water-resistant type mounting box shall be used for installation of the fixture. The use of waterproof caulking is mandatory around the mounting box where it penetrates the wall. A small bead of clear silicon caulking shall also be used to seal the space where the fixture meets the wall. The installation shall ensure that no water is permitted to enter the wall’s interior space.


4. Use of licensed electricians: The Declaration, Section 19.1.5, requires Home Owners to use licensed electricians authorized to do such work by the Board. Consequently, the use by a Home Owner of licensed electricians who are listed as JEA recommended electricians, for installation of the fixture shall be deemed to meet this requirement.
5. Requirement to meet code: Each installation shall meet all state and local law and building codes and electrical standards as well as local fire codes for drywall removal and replacement.
6. Solar fixtures not permitted: No solar fixture currently available on the market meets the color, design, material, functions, or other criteria set by the Board for use as a porch light in the garage driveway area.
7. Duty to Maintain: The Declaration, Section 19.1, requires each Home Owner to maintain the installed lighting fixture in good condition, repair and replacement at his or her expense. Further, each Home Owner shall be responsible for any damage to the common exterior wall or to another unit as a result of installation of the lighting fixture.
8. Notice to Board required before installation: Prior to commencement of installation of a porch light in the garage driveway area pursuant to this Resolution, a Home Owner shall give written Notice to the Board of Directors of the Owner's intent to make such installation (see Notice below) along with a copy of the lighting fixture box or instructions indicating conformance with the type of fixture specified in Section 1 above, and an estimated work schedule for the installation. Within seven (7) days of receipt of such Notice, the Board shall review the notice for conformance with this Resolution and notify the Owner by in writing or by e-mail to proceed with the work.

ADOPTED by the Board of Directors at its regular meeting this \_\_\_\_ day of \_\_\_\_\_, 2013

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Mirza Catic, Secretary

Reaffirmed by BOD 8/30/17

by:  FCCA Board Secretary

Date: 8/30/17





Example: Hampton Bay  
Alexandria 180 Degree White Motion-Sensing Outdoor Decorative  
Lamp