

# Heights of North Park Homeowners Association

## Policy Resolution #2

### Regarding the Installation of Light Posts

WHEREAS, Article 2, Section 2.01 of the Declaration of the Heights of North Park Homeowners Association (“Association”) provides all present and future owners and tenants, their guests, licenses, servants, agents, employees, and any other person or persons that shall be permitted to use the Facilities of the Community Association, shall be subject to this Declaration, the By-Laws and to the Rules and Regulations as may be issued by the Board of Directors of the Community Association from time to time to govern the conduct of its members. Ownership, rental, or occupancy of any dwelling unit or lot in the Community shall be conclusively deemed to mean that said owner, tenant or occupant has accepted and ratified this Declaration, and the rules, the “By-Laws” and Regulations of the Community Association and will comply with them.

WHEREAS, Article 9, Section 9.03 of the By-Laws of the Association provides that the Board of Directors have authority to establish an Environmental Protection Board. This Committee shall review all plans, drawings, and specifications showing the kind, nature, shape, height, materials, and location of proposed exterior additions, changes, or alterations of all dwellings or lots to determine are in compliance with rules and regulations promulgated by the board of directors.

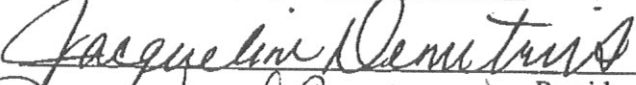
WHEREAS, it has been noted that there is a direct need to specify the installation of standardized light posts and mailboxes on lots throughout the Association within the standards generally prevailing at the Heights of North Park.

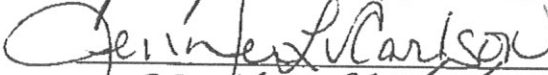
WHEREAS, The Board of Directors wishes to expand upon the Declarations, Covenants, Conditions, and Restrictions applicable to phases I, II, III, IV, V, and VI to include specific terms regarding light posts and mailboxes.

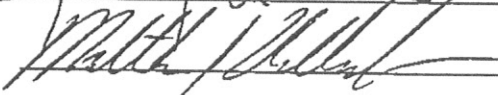
THEREFORE, BE IT RESOLVED that the following procedure shall be followed regarding current and new installation of light posts and mailboxes within the Heights of North Park Community.

- 1) Light posts shall be standard model and design throughout the community.
- 2) Specifically, a 7-foot standard black light post should be used with a black light fixture head placed on top of the fixture with glass panels.
- 3) Each light post shall be affixed with a 40 watt or greater LED head to add consistency within the community.
- 4) The installation for a light post must be approved by the Board of Directors prior to installation by completing an alteration request form.
- 5) Light Posts are to be placed in the same location as originally intended.
- 6) Failure to apply for the proper approval or follow requirements will result in fines, penalties, filing fees, reasonable attorney’s fees, and all other costs associated with the violation.

Adopted this 13<sup>th</sup> day of November 2017

  
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President

  
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Secretary

  
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Treasurer

VP