

SPECIFICATIONS FOR UNIT OWNER REPLACEMENT OF FRONT DOOR EXTERIOR LIGHTING FIXTURE

Below are the specifications to replace the front door exterior light. Unit Owners who wish to replace the light must complete an Administrative Application for Routine Changes and submit it to the Association Office. Below are the specifications for replacing the fixture:

I. STYLE

Unit Owners who wish to replace their front-door fixture must choose a style commercially classified as "traditional" "classical" or "colonial" in design and designated as the torch, carriage or lantern model.

Models commercially classified as "modern" or "contemporary" shall not be permitted.

II. MATERIALS AND COLORS

Replacement fixtures shall be restricted to one of the following materials:

- cast iron
- wrought iron
- steel
- cast aluminum
- solid brass
- brass plated metal
- polypropylene
- polyethylene

The brass fixtures may be polished, antique or weathered. All other metal and synthetic fixtures must be black.

There are no restrictions placed upon the material of the diffusers of the lighting fixtures. The diffusers may be smooth or textured; acceptable colors are clear, smoke and amber. White diffusers shall not be permitted.

III. SPECIAL FEATURES

Exterior light fixtures may be equipped with optional features such as photocells provided such options are designed in a manner which allows them to be obscured from view after installation.

IV. SIZE

Maximum length of lighting fixtures is set at 30 inches; other dimensions shall be in accordance with those of commercially available models. However, since a fixture must not

interfere with the present position of the address number plate, as discussed in part (e) below, the majority will measure less than 30 inches in length.

V. INSTALLATION PROCEDURES

The installation of a replacement front-door fixture shall be the responsibility of the unit owner. An application for routine change must be submitted to the Association and approved before any work is begun. This application must include a photograph, drawing, model identification or full description of style of fixture planned, along with its optional features. The fixture must be installed over the existing connecting device; no alteration to the masonry shall be permitted. The lowest point of the fixture must be at least one inch from the address plate. The present position of the plate may not be altered to accommodate a new lighting fixture.

The maintenance staff shall install only those replacement fixtures, which the Association sells to the unit owner from its own stock. (This service is restricted to USP members).

VI. MAINTENANCE

The unit owner shall be held responsible for the proper maintenance of any exterior replacement fixture, which he has installed. (The replacement of a burned-out light bulb always has been and shall continue to be the responsibility of the unit owner or resident. This applies whether the fixture is owner-installed or whether it is the one affixed to the building at the time the owner took possession of the unit).

The Association shall reserve the right to remove any inadequately maintained fixture installed by a unit owner, after sufficient notice, and replace it with one of its own. This shall be done at the expense of the unit owner.

VII. OWNERSHIP OF REPLACEMENT FIXTURES

All replacement fixtures shall be considered the property of the Association as long as they are affixed to the common element wall. However, if at any time a unit owner restores the original fixture to the common element in the same condition as it was at the time of removal, he may keep the replacement he has purchased, installed and then taken down.

VIII. SPECIAL CASES

The small number of Parkfairfax units which are served by porches or breezeways have overhead lighting, but no fixture by their front door. No installation of front door fixtures shall be permitted in such cases; the existing overhead lighting is well diffused and sufficiently bright for the front-door area.

Note: The above provisions for unit-owner replacement of front door lighting fixtures apply to all instances except two: In the event an existing fixture is damaged by a storm or by a leak from the

common element, the Association assumes full responsibility for its replacement. The replacement fixture shall be taken from the Association's stock. If the unit owner prefers a model not offered by the Association, then all the provisions set forth in this policy statement apply.

Postscript: The issue of unit-owner installation of exterior wall fixtures by the back door is included in the main portion of the SPECIFICATIONS FOR UNIT-OWNER INSTALLED EXTERIOR LIGHTING. It is restated herewith that the specifications for back-door fixture design, size and material are the same as those for the front-door fixtures. However, the installation of back-door fixtures shall follow a radically different procedure, for which purpose the SPECIFICATIONS FOR UNIT-OWNER INSTALLED EXTERIOR LIGHTING must be consulted.

Beginning April 15, 1987, the Association Office will have many photographic examples of exterior fixtures acceptable for installation at Parkfairfax. These will be available for consultation by unit owners at the office. Examples of exterior fixtures not acceptable for installation at Parkfairfax will be available as well.