

Hearthstone at Hillsborough Community Architectural Review Committee (ARC)

Guidelines/Specifications for the installation of exterior security lighting, with or without security cameras, (floodlights, spotlights, cameras with lights, etc.) on single family, Duplex and Townhouses.

BACKGROUND: The Hearthstone Architectural Review Committee (ARC) has recognized that some homeowners have installed exterior security lighting (floodlights, spotlights, cameras with lights, etc.) over the garage door or front entrance of their home. However, the existing Community rules prohibit the installation of additional exterior lighting:

Rule 3-2.9.8: “No exterior lighting is permitted other than low voltage lighting in the planting beds, which then must be at least 36 inches apart and no higher than 20 inches overall. Light bulbs must be white. All other lighting requires the approval of the ARC.”

However, the ARC is aware that adding **exterior security lighting** can add to the safety and security of a home and therefore The Board of Trustees, in cooperation with the ARC, has issued the following guidance for those homeowners who would like to install **exterior security lighting**

GUIDELINES/SPECIFICATIONS:

- All **exterior security lighting:**
 - Is at the expense of the homeowner, including purchase, installation and maintenance
 - May have a maximum of 2 bulbs or lamps, white light only.
 - Must be directed downwards so that it cascades light:
 - No further than the end of the homeowners driveway and
 - No further than the side of the homeowners property line
 - Must be installed by a licensed electrician unless the security lighting is a solar type and does not need electrical wiring, in which case it could then be installed by the homeowner. (see notes on next page regarding permit requirements)
 - May or may not include, at the homeowner’s discretion, an integrated security camera.
 - Must be installed above the garage door or front entranceway only.
 - Must be activated by motion (preferred) or
Activated by a timer so that it is on only during nighttime hours.

HOMES THAT HAVE INSTALLED EXTERIOR SECURITY LIGHTING PRIOR TO THESE REVISED GUIDELINES AND SPECIFICATIONS:

- Homeowners must complete and submit a standard modification request form and ensure the already installed floodlight meets the above guidelines/specifications.
- A member of the ARC will inspect the installation to ensure compliance.
- Note: this requirement does not apply to 31 Weber, the former “model home”, whose floodlights are hereby “grandfathered”.

PROCESS:

The Board of Trustees has established the following guidelines for the installation of exterior security lighting; however each exterior lighting request **MUST** be reviewed and approved individually by the Architectural Review Committee (ARC) and/or the Board before installation can begin. Denial of an exterior lighting installation request may be appealed directly to the Board of Trustees.

- Applications, available outside the Clubhouse Management Office, must be submitted along with all required details as indicated in this documentation, to the Property Manager in the Clubhouse Management Office.
- The application packet will then be passed along to the Architectural Review Committee (ARC) for review. No work may begin until an approval letter has been received from the Association for this. The application must include:
 - Modification Request Form filled out entirely
 - Detailed security light specifications including the color and number of bulbs or lamps, location, etc.
 - Copy of contractor license, if applicable
 - Contractor certificate of liability insurance, if applicable, naming Hearthstone at Hillsborough Community Association, 1 Waterman Lane, Hillsborough, NJ 08844 as additional insured. (Make sure unit address is referenced on certificate)
- A permit from Hillsborough Township is required for the installation of exterior lighting that requires a licensed electrician. In order to receive a permit the unit owner must supply the Township Building Inspector with a Conditional Approval Letter from the ARC.
- Once ARC approval has been granted, work must commence within 60 days and must be completed no more than 45 days after the work commences. Failure to complete within 45 days may result in the Association taking action to complete or remove the exterior security lighting at the unit owner's expense.
- All Township regulations, as well as the ARC approved plan, **MUST BE STRICTLY ADHERED TO**. Any exterior security lighting found to be in violation of these regulations must be brought into compliance at the unit owner's expense within 45 days of notification.
- **Once all work is completed, the unit owner must notify the Management Office in writing, at which time, ARC will inspect the completed installation for compliance to the approved plan.**
- If after ARC inspection it is found that the exterior lighting does not meet the required guidelines/specifications above, the lighting would then have to be removed or adjusted to meet the ARC guidelines/specifications.

ADDITIONAL REQUIREMENTS:

- Any security light debris removal and/or cleaning and or maintenance is the sole responsibility of the homeowner.
- Should the unit owner fail to remove all of the above-mentioned debris, the Association will have it removed at the unit owner's expense.
- Absolutely none of the debris is to be deposited in the dumpsters or left for removal by our garbage contractor.

- Absolutely none of the debris is to be deposited in the surrounding wooded areas or any common areas.
- Any contractor signs, if applicable, must be removed on the date the work is finalized.
- Exterior security lighting that has been installed by an electrical contractor cannot be removed and must stay attached to the home upon sale.
- Exterior security lighting/cameras installed by the homeowner (Ring, Nest, ADT) should be removed upon home sale and resulting area repaired as necessary.
- **NOTE:** Doorbell Cameras are not required to have ARC approval before installation
- You must be a member in good standing to receive any approval letters.
- No changes to the originally approved modification may be made.