



Fairlington Villages,
A Condominium Association

Standard Policy for Residential Exterior Lighting Fixtures and Security Cameras March 2024

In accordance with the By-laws and to preserve the historic designation of Fairlington Villages, A Condominium, the replacement of residential exterior lighting shall adhere to the following restrictions. These restrictions apply to any exterior lighting affixed to the front, side or back of the unit.

The *Chart of Maintenance Responsibilities* states that if:

- The light fixture serves one unit, it is the unit owner's responsibility.
- The light fixture serves more than one unit, it is the Association's responsibility.
- There is a boiler room under your unit, the light fixture at the entry way to that boiler room is the Association's responsibility.

Lighting fixtures that are the responsibility of, and replaced by, the unit owner must be of like style to the fixture original to the unit **or** “carriage/coach-style” lighting¹. Carriage/coach style is defined as a “coach” light style having multi-faceted glass panes, some with a top or a bottom cap – usually tapering to a point at both top and/or bottom. These fixtures come with standard or motion/photosensitive features.

Lighting fixtures must be black in color with clear glass panes.

Lighting fixtures of the carriage/coach-style shall not exceed 16” in total height and 6” in width at the widest point.

Lighting fixtures must be operable and in good condition, i.e. appearance, always

No new penetration of the exterior wall of any unit shall be allowed without a variance, and lighting fixtures shall not be installed in any other location on the building other than the original fixture location without a variance.

Flood lights and security-style lighting may not be installed by a homeowner. A homeowner may make a request to the Architectural Control Committee for the Association to install security lighting on the exterior of a residential building. After reviewing such a request, the Committee will make its recommendation to the Board. At no time will security lighting be installed in lieu of the original exterior light fixture (jelly-jar) or the carriage/coach style light fixture.

¹*One approved fixture is: Hampton Bay #248593, Outdoor Motion Sensing, Wall Lantern, Black Finish, (covers 1400 square feet and has 180 degree detection zone).

With the exception of the Standard Variance for “ring” style doorbell cameras, exterior cameras may not be installed by a homeowner.

Carriage/coach style light fixtures may have their light bulbs replaced with a “bulb” security cameras so long as they fit within the existing light fixture².

²*One approved light bulb camera is: LaView LV-PWL2-W Bulb Security Camera.