

**GLENMONT COMMONS  
HOMEOWNERS ASSOCIATION, INC.  
RESOLUTION 07-02  
(Concerning Outdoor Lighting)**

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**WHEREAS**, Article XI(a)(vii) of the Glenmont Commons Homeowners Association, Inc. Declaration of Covenants and Restrictions provides that Unit Owners shall not have the right to change the appearance of any portion of the exterior of a Building without the prior written consent of the Board of Trustees; and

WHEREAS, Rules and Regulations of the Association provide that the Board of Trustees may promulgate additional Regulations concerning the use of the property, provided that copies of these regulations are furnished to each Owner prior to becoming effective; and

WHEREAS, the Board of Trustees has determined that it is necessary and appropriate to adopt standards governing outdoor lighting, in furtherance of its efforts to assure that the community remains a beautiful and desirable place in which to live.

**NOW THEREFORE, BE IT RESOLVED** this 24<sup>th</sup> day of October 2007, as follows:

1. The Rules and Regulations of the Glenmont Commons Homeowners' Association, Inc. are hereby amended by adding thereto a new rule, entitled "Exterior Lighting," to read as set forth at Exhibit A attached hereto.
2. This Resolution was duly introduced and was thereafter adopted at a regular scheduled meeting of the Board, at which a quorum was present, by a majority vote of the members of the Board present and eligible to vote on this matter.

3. Notice. The Association's community manager is authorized and directed to prepare correspondence, in appropriate form and substance, to circulate a copy of this resolution to all unit owners.

**ATTEST:**

[Redacted Signature Box]

, Secretary

**GLENMONT COMMONS  
HOMEOWNER'S ASSOCIATION, INC.**

[Redacted Signature Box]

LORNE POTASH, President

## EXHIBIT A

### EXTERIOR LIGHTING

1. Front Door and Garage Lights. Two exterior lights must be maintained in their original locations in the front of the Unit. All lights adjacent to the front doors and garages of Units shall comply with the following standards:

- (a) The front door and garage fixture for the Unit shall match. If one existing fixture is replaced by a new fixture of a different design, the other existing fixture shall be replaced as well.
- (b) All fixtures shall be U/L approved. Fixtures shall be not more than 18 inches high by 8 inches wide by 8 inches deep. Height and width shall be measured from the extremities of the fixture. Depth shall be measured from the outermost point of the fixture to the exterior surface of the Unit.
- (c) All non-glass areas of fixtures shall be white.
- (d) All glass or plastic areas of fixtures shall be clear and colorless, or white-frosted.
- (e) All bulbs in fixtures shall be white or soft-white bulbs. No spotlights, floodlights or halogen lights shall be permitted. The fixture shall be constructed so that the bulb is completely enclosed within the fixture.
- (f) Fixtures shall be installed and maintained so that any holes in the siding of the Unit are covered.

2. Rear Lights. The originally installed light fixture design is the only approved fixture design for the rear of the Unit.