

ISLAND COURT VENICE
CONDOMINIUM ASSOCIATION, INC.

A Corporation Not-for-Profit

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ICV Exterior Building Lighting Requirements

There are six (6) exterior lights on each townhouse that are controlled in a variety of ways (see below). There are a total of five (5) exterior black fixture lights and one (1) recessed light in the garage alcove / soffit. The Association's goal is to maintain a consistent "look" for the exterior lighting. In addition to making the complex attractive at night, it helps provide a safe and secure environment for all residents.

There are two (2) black fixtures on the stairways and one (1) black fixture on the rear of the building above the garage that are controlled by the timer in your garage. These three (3) lights are each equipped with a photo light sensor so that even if the timer turns on before dusk and off after dawn, the light itself will not come on until dusk nor turn off until dawn. The Association will provide / replace these LED light bulbs when they burn out. **These three exterior lights are required for the safety and security of all ICV residents and should be lit dusk to dawn year-round.**

There is one (1) recessed light in the garage alcove / soffit that is controlled by the timer; however, it does not have a photo light sensor and will only go on and off via the timer. The Association will provide / replace these light bulbs with a LED bulb when they burn out. **This exterior light is required for the safety and security of all ICV residents and should be lit dusk to dawn year-round.**

Please reference Article 8, Sections 8.2 (f) and 8.3 (b) of the Declaration: The Association has deemed the above four (4) lights necessary for security of the Condominium. The Association will maintain the light fixtures and replace light bulbs as required.

There are two (2) lights (one on the balcony and one in the courtyard) that are controlled by switches inside your unit. These two (2) lights are each equipped with a photo light sensor so that even if the timer turns on before dusk and off after dawn, the light itself will not come on until dusk nor turn off until dawn. The Association will provide / replace these LED light bulbs when they burn out. **These lights are to maintain a consistent "look" only and can be turned on or off at the Owner's discretion.**

If there is something wrong with the photo light sensor or black fixture the Association has spares and will need to hire an electrician fix the problem.

Please notify RealManage Property Management of any problems with the exterior light fixtures. Someone from the Board will investigate and provide the bulb, help replace the bulb and / or resolve the problem. We may need to have access to your timer and/or electrical breaker box (in your garage) in order to resolve particular problems, and, if so, will contact you to arrange a convenient time.

The directions for the timer are on the website <http://islandcourt.org/condodocs/lighttimermanual.pdf> for your use in setting up the times for the electrical power to the lights to go on and off, keeping in mind that some of the lights are still controlled by the photo light sensor.

If you need help setting the timer, please contact a Board member and they will be happy to help you.

November 2023