

LEISURE VILLAGE WEST ASSOCIATION
MANCHESTER, NEW JERSEY

SPECIFICATION NO. 4_1

PERMIT REQUIRED

Trustee Approved: December 16, 1992

INSTALLATION OF UNIT-MOUNTED OUTDOOR LIGHTING
INCLUDING MOTION-DETECTOR AND FIXED SPOT OR FLOOD LIGHTS

No owner or occupant of a unit may make a change of this type which will alter the external appearance of the unit and require electrical wiring to penetrate the enclosure without obtaining an approved LVW Association Permit.

ALL RESPONSIBILITY FOR MAINTENANCE OR REPLACEMENT OF THIS IMPROVEMENT IS THAT OF THE UNIT OWNER AND NOT THE LEISURE VILLAGE WEST ASSOCIATION.

SPECIFICATION

1. This specification covers lighting fixtures mounted anywhere under soffits or over garage entrances, patio doors and unit corners or in porches or porticos.
2. Fixtures shall be approved for outdoor installation, mounted under soffits where possible, and shall not exceed a height of 8 feet above foundation.
3. Installation is to be performed by a licensed electrician with insurance coverage registered with the LVW Association, and shall comply with local codes and ordinances.
4. All fixtures shall be swivel type to permit downward beam deflection which illuminates only the subject unit walkway, driveway or portico and shall be capable of further shielding, if necessary, to avoid a disturbing glare when viewed from any neighboring unit. Maximum bulb size: **60 watts** or 820 lumens.
5. Motion detector units shall be adjustable for sensitivity, and maintained at a setting that avoids triggering of the light by small animals or shadows from wind-driven branches of trees or bushes.

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