

## **November Covenants Corner – Lighting**

### *Light the Night*

During the month of November, the covenants inspectors will continue to focus on homes whose pole lights in their front yards are burned out. As winter rapidly approaches and the days get shorter it is more important than ever to keep your exterior pole light functioning both for security and safety purposes. In accordance with the Association Documents, should you fail to bring your lot into compliance, the Board of Directors may take action to enforce compliance. If a violation is noted, the owner will be mailed a letter providing 30 days for the violation to be resolved. If the violation is not corrected, a second violation letter will be issued, providing an additional 14 day extension. If the violation is still not corrected, a third and final violation letter will be issued, providing an additional seven day extension. If the violation remains unresolved, a Hearing Notice is sent and a Hearing will be held in accordance with state law, where charges may be assessed, up to \$10 per day for a maximum of 90 days. Keeping these lights functional is the responsibility of the homeowner whether you own a single family, semi-attached or a town home. Should replacing the light bulb not resolve the problem, you may have a tripped circuit breaker in your home or you may need to replace the photoelectric cell. An electrician can help you. The HOA does not provide this service. Keep your pole lights operational and keep your home and neighborhood safe. If you have questions regarding this process, or if you receive one of these letters and are unable to correct in the time allotted, you may contact the covenants inspectors at [covenants@broadlandshoa.com](mailto:covenants@broadlandshoa.com) to request a reasonable extension to rectify the issue.