

Hickory Grove Village Condominium Association  
Lamp Post Lighting Policy and Standard

Unit Owners may not install or cause to be installed affixed external lighting fixtures, including lights in the form of lamp Posts without the express approval of the Board of Managers. Reference: Hickory Grove Village Declaration 10.08 Additions, Alterations and Improvements.

This standard has been established for the purpose of maintaining compliance with the Hickory Grove Village Condominium Association Declaration Section 7.03 (Quality of Maintenance and Repairs) relative to the installation on individual properties. The standard identifies a basic style, color, maximum lumens and lamp post placement on individual properties

Lamp Post Lighting Standard:

1 – Style. Approved lamp posts shall be single post, black in color and of metallic construction. The lamp post and lamp post fixture (head) shall be a “Coach” style, similar to the light fixtures originally installed on either side of the unit garage door of Hickory Grove Village properties. Referenced in the “Electrical Specifications section of the Hickory Grove Ranch 2006 Specifications document.

2 – Maximum Number. The maximum number of light fixtures (heads) mounted on the single vertical post allowed shall be (1) one with a maximum brightness of 850 lumens.

3 – Placement. The placement of a single light post on any individual property shall be on the lawn forward of the residential structure front elevation, and within the parameters of an imagery box defined by the residence front access door width and extending onto the lawn to a position measured seven (7) to eight (8) feet from the close edge of the subject property public sidewalk. Placement should also include consideration for maintaining lawn service accessibility.

4 – Height. No portion of the vertical post and light fixture in total shall exceed (8) feet in height above the lawn surface.

5 – Installation. The lamp post shall be sturdily installed as a permanent fixture. Any wiring of the lamp shall be underground in accordance with manufacturer’s requirements and the Town of Cheektowaga Building Code.

6 – Contractors. Contractors hired to complete all or a portion of the lamp post installation shall be licensed as is appropriate for the work to be done.

7 – Uses. No signs, plant hangers, or other objects should be attached to the lamp post at any time, except those that may be allowed for holiday decorations.

8 – Damages. A lamp post placed on the front lawn is susceptible to damage by snow removal and lawn maintenance equipment. The Unit Owner assumes all responsibility for any damage to the lamp post resulting from these activities.

9 – Maintenance. The Unit Owner is responsible for maintaining the general appearance of the lamp post and fixture. This shall include, but not be limited to corrections required to maintain vertical alignment with the landscape on which it is installed. A light post positioned as an obstacle to the lawn service contractor shall cause the property owner to maintain the inaccessible lawn area.

10 – Failure of the Unit Owner to maintain a lamp post is considered a violation of the Hickory Grove Village By-Laws, and subject to both Section 7.02 (Repairs and Maintenance which are the Responsibility of the Unit Owners) and Section 7.08 (Penalties and Fines).

**NOTE: Approval or denial of an Architectural Change Application (ACA) will be sent in writing to the applicant. It is advised that no work associated with the ACA application be initiated until this approval is received by the applicant.**