

**Sugarland Run Homeowners Association, Inc.**  
**Resolution No. 004-2023**  
**Streetlight Dimming Policy**

WHEREAS, the Declaration recorded on February 12, 1971, in Deed Book 524 at Page 140 (“Declaration”), as amended, the recorded Declarations of Covenants, Conditions, and Restrictions recorded on February 12, 1971, in Deed Book 524 at Page 163 and on February 26, 1971, in Deed Book 524 at Page 414 (“Covenants”), as amended, the Bylaws of Sugarland Run Homeowners Association, Inc. (“Bylaws”), as amended, and the Articles of Incorporation of Sugarland Run Homeowners Association, Inc. (“Articles of Incorporation”), as amended, collectively known as the Governing Documents, provide that the Lots are subject to the Governing Documents and the Rules and Regulations of Sugarland Run Homeowners Association, Inc. (“Association” or “SRHOA”); and

WHEREAS, Section 55.1-1819. A of the Virginia Property Owners’ Association Act (“POAA”), and Article VI, Section 1 (a) of the By-Laws permit the Board of Directors of the Association (“Board”) to establish and adopt rules and regulations governing the use of the Common Area and facilities; and

WHEREAS, the Governing Documents provide that the Board shall take action to maintain the Common Area owned by the Association and to enforce the provisions of the Declaration; and

WHEREAS, Article X, Section 3 of the Declaration provides the Board the authority to enforce the Rules and Regulations in the Governing Documents and the Rules and Regulations duly adopted pursuant thereto; and

WHEREAS, Article VI, Section 2 (g) of the By-Laws provides that it shall be the duty of the Board to cause the Common Area to be maintained; and

WHEREAS, the streetlights are located in the Common Area and are improvements or facilities owned by the Association; and

WHEREAS, the Association’s electrical contractor can significantly dim part of a streetlight; however, to perform this to the best of the Association’s ability, it needs to know certain information as set forth below:

NOW, THEREFORE, BE IT RESOLVED, that the Board adopts this resolution regarding the streetlight dimming policy.

- A. An Owner (hereinafter, the “Requestor”) may petition the Association for the dimming of a streetlight if the following circumstances are met. The requestor must be the property Owner and Member of the Association. Requests must be submitted in writing, and provide the following information:

1. The street address of the homeowner.
2. The streetlight pole number that is casting the offensive light.
3. The specific door or window of the house where the light is most intrusive concerning the brightness of the streetlight.

B. Only the SRHOA contractor will dim streetlights. SRHOA owns and controls all streetlights.

C. The SRHOA contractor will follow the following streetlight dimming process and requires the information below:

1. Pole Number \_\_\_\_\_ on \_\_\_\_\_ Street requires dimming.
2. Three (3) diodes must be deactivated using the approved procedure.
3. The three (3) deactivated diodes must be next to each other/consecutive so that when complete, one whole “side” of the fixture appears dim.
4. After dimming, the lamp head must be rotated so that the center-most deactivated diode is directly facing the priority location.
5. The priority location is \_\_\_\_\_ (e.g., the upstairs window on the left, front door, etc.) at address \_\_\_\_\_.

D. SRHOA retains the right, in its sole discretion, to approve or deny any streetlight dimming request.

This Resolution was adopted by the Board of Directors on **October 6, 2023**.

The effective date of this Resolution is **September 1, 2023**.

The Board directs that this Resolution regarding the streetlight dimming policy should be reasonably published or distributed to the Owners.

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Sugarland Run Homeowners Association, Inc.

By: James E. O'Connor  
President

Attest: \_\_\_\_\_  
Secretary