

Yard Light Maintenance/Repair/Conversion Standards

December 2022

Statement of Policy:

No improvement or structure of any kind, including, without limitation, any building, fountain, statute, fence, wall, swimming pool, screen enclosure, exterior paint or finish, hurricane protection, pet house, swale, sewer, drain, disposal system, decorative building, landscape device, tree, landscaping, or object, recreational or other external lighting, or any other improvement of any kind shall be commenced, erected, placed or maintained upon any Parcel, nor shall any addition, change or alteration therein or thereon be made, unless and until the plans, specifications and location of the same shall have been submitted to the ACC and evaluated as to harmony of external design and location in relation to surrounding structures and topography and as to conformance with the Community Standards of the Association. No work may commence without a permit from the ACC and Sarasota County, if required.

Maintenance and repair of the yard light in front of each home within The Hamptons is the sole responsibility of the homeowner. There are two types of allowed yard lights: gas and electric. In order to comply with the governing documents enjoiner to maintain the harmony of external design and location, this document proscribes the sole design of allowed yard lights and repair parts. No deviation from the yard light design or parts listed in this document is authorized.

Requirements:

1. Yard lights must be capable of providing illumination during the hours of darkness (12-or more hours in Winter) every day of the year, excluding periods of FPL outages for electric yard lights.
2. Yard lights must provide at least 400 lumens.
3. Electric yard lights, including low voltage and solar, must remain illuminated at all times or incorporate a sensor which turns on the light during the hours of darkness.
4. Surroundings: The yard light lamp must be unobstructed to allow illumination of the yard and street.

Recommendations:

To reduce corrosion of the yard light pole and underground elements, and to allow ease of maintenance and repairs, no shrubs should be planted around the yard light. It is also recommended that a ring, at least 24 inches in diameter, be created around the base of the pole. Mulch and annuals or plants no more than 12 inches tall can be planted in the ring.

Gas Yard Light and parts:

Lantern: Vienna, Item #1000 with Timeless Black finish
<https://americangaslamp.com/product/03-vienna/> either gas or electric.

Black Cross Bar: LR1
<https://americangaslamp.com/product/plastic-ladder-rest/> ,
with gold plastic balls (GPB)

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Black Finial: Cast Acorn with guard RS09

<https://americangaslamp.com/product/cast-acorn-with-guard/>

Flat Glass Lenses: Model G9T.

<https://americangaslamp.com/product/glass-flat/>

Inverted Gas Burner: DMI, Dual for the Vienna Item #1000

<https://americangaslamp.com/product/02-inverted-mantle/>

Inverted Mantles: SKU No. 254

<https://www.americanmantle.us/american-mantle-products/outdoorgaslights-mantles.aspx>

Post: Residential Series, Black steel

<https://americangaslamp.com/product/smooth-post/>

120 Volt Electric Yard Light (Note: use of the Vienna Lantern is required):

Inverted Electric: EDIS, Dual Inverted

<https://americangaslamp.com/product/dual-inverted-2/>

Inverted Bulbs: CBL6 LED Light Bulb

<https://americangaslamp.com/product/cbl6-led-light-bulb/>

Questions about parts from American Gas lamp can be directed to Katy at katy.porco@americangaslamp.com or 724-274-7131 x140

12 Volt Electric Yard Light (Note: use of the Vienna Lantern is required):

GASLIGHT CONVERSIONS, INC. LED REALiTE Gaslamp Conversion Kit with 11-inch support stem:

<https://gaslightconversions.com/kits.html>

Questions may be directed to the company at 612-644-8282

12 Volt Solar Yard Light (Note: use of the Vienna Lantern is required):

1. GASLIGHT CONVERSIONS, INC. LED REALiTE Gaslamp Conversion Kit with 11-inch support stem:
<https://gaslightconversions.com/kits.html>
2. Solar components: solar panel, charge controller and batteries sized to meet the requirements listed above.

Maintenance and Repair

There is no requirement to use companies listed in this document for maintenance and repair. However, as they are familiar with yard lights in The Hamptons, their use could decrease the time required to accomplish needed work.

NOTE: The Association suggests the use of licensed contractors for yard light repair and maintenance.

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Maintenance

The following company offers an annual maintenance plan where they will paint the pole and lamp, clean the lenses and replace the gas mantles twice a year. If you have an electric light they will provide the same service, except they will not replace the bulbs. The fee is annual and is due by April 15th of each year. Send your check and service address to the address listed below.

Gas Light Services

4411 Bee Ridge Road, #232

Sarasota, Florida 34233

941-232-8668

Note: While The Hamptons of Sarasota Community Association, Inc. contracts with Gas Light Services to maintain the natural gas street lights in The Hamptons, it has no other relationship with Gas Light Services. All questions and issues related to services provided to homeowners must be directed to Gas Light Services.

Repair

Gas Yard Light:

If you suspect a gas leak contact TECO immediately. Do not attempt to repair the leak.

A TECO certified technician must perform repairs to the natural gas components of a yard light.

Depending on the nature of other repairs, Gas Light Services may be able to assist in the repair.

120 volt Electric Yard Light:

A licensed contractor must perform electrical repairs.

Depending on the nature of the repair, Gas Light Services, may be able to perform others repairs, such as, replacing a broken glass or other non-electrical repairs.

12 volt Electric Yard Light:

A licensed contractor is not required to perform repairs on these yard lights. However, a solar technician may be required to perform repairs on a solar 12-volt electric yard light.

Conversion from Gas to Electric Yard Light

The original natural gas yard lights installed by the developer may be converted to 120 volt electrical power, or low voltage electrical power, including solar. Parts specified in the parts list above or totally identical parts must be used for the conversion and the converted yard light must conform to the requirements listed above.

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Conversion Requirements.

- The ACC must approve the conversion and issue a permit prior to the start of any work.
- TECO must shut off and cap the existing yard light gas line.

120 volt Electric Conversion:

- **A licensed contractor must perform the conversion,**
- Use kit found here <https://americangaslamp.com/product/dual-inverted-2/> If you have questions contact Katy at katy.porco@americangaslamp.com or 724-274-7131 x140
- All work must conform to code. Permit information can be found here <https://www.scgov.net/government/planning-and-development-services/building>. The licensed contractor will “pull” the necessary permits.

12 volt Electric Conversion, including solar:

A licensed contractor is not required for the conversion. However, a solar technician may be required to perform the conversion.

Use LED kit with 11-inch support stem: <https://www.gaslightconversions.com/index.html>
Solar components must be sourced separately.

Inspection:

- The ACC will perform a final inspection of the conversion. After inspection and acceptance of the conversion, the manager will be notified to reduce the assessed fee by removing the charge for yard light natural gas.