

# Patio/Balcony Ceiling Appliance Guidelines

(Approved by the Board May 27, 2025)

Patio Ceiling appliances are defined as electrical units, i.e., lights, fans and/or heating devices that are hung from a patio ceiling.

Because patio ceiling appliances are external to a condo unit and visible to other residents, the installation or replacement of patio ceiling appliances must be pre-approved by the HOA Board through the Architectural Request process.

Installing patio ceiling appliances must meet all of the applicable standards listed below:

- Ceiling appliances must be installed by a certified electrician
- Ceiling appliances must be Underwriters Laboratory (UL) rated for safety/liability reasons.
- Ceiling appliances must be hard wired into the existing ceiling 110 electrical power source.
- Wiring for ceiling appliances must be enclosed in a conduit from the ceiling to the unit, with no wiring exposed. The conduit must match the color of the unit.
- Decorative lighting, such as string lights, rope lights, etc., may be installed with the following conditions:
  - 1) Must be L.E.D. lighting and must be a 'warm white' color temperature only rated to a maximum of 3000K.
  - 2) Must be installed behind the bulkhead only, close to the ceiling so wires are hidden from view to other residents. Wiring cannot droop below the bulkhead and be visible from outside of the patio or balcony. Lights are not permitted on poles and railing.
  - 3) Visible extension cords for power supply are not permitted. A new receptacle must be professionally installed, near the bulkhead, connecting to the existing 110 power source currently in the ceiling
  - 4) Holiday lights are ONLY permitted during the time period between U.S. Thanksgiving and Jan 10th following the Holiday Season.
- All ceiling appliances must be maintained by the owner at least once annually for cleaning, general appearance and proper function.
- Heating units must be checked twice annually to ensure nothing flammable has lodged in the unit.
- Ceiling fan blades that have drooped due to the heat are unsightly and do not function properly. They must be replaced by the owner at the earliest opportunity.
- Heating units must have a heat shield material between the heat source and the patio ceiling.
- Heating units must be installed a minimum eight inches down from the ceiling and not to exceed 12 inches.
- Any ceiling heating appliance, must be a minimum of 12 inches from the existing fire sprinkler heads and the ceiling electrical power source. If the existing patio sprinkler system cannot allow for that distance, any device for the purpose of giving off heat cannot be hung on that individual patio.
- Heating appliances must have an automatic shut-off feature installed with it.