

PREPARED FOR

Legacy Ridge

A phased permanent-lighting roadmap for one of St. George's premier hillside communities, rendered on Legacy Ridge's own building.

For the attention of **Legacy Ridge Community Management** ·
Cornerstone Residential · August 2026

August 13, 2026

Community Management · Legacy Ridge

Cornerstone Residential
514 S 1990 E
St. George, Utah 84790

Re: Permanent architectural lighting — a phased concept for Legacy Ridge

To the Legacy Ridge leadership team,

Legacy Ridge holds one of the strongest street presences in St. George: a full city block of architecture on the hillside above 1990 East, crowned by that arched entry. The enclosed concept shows your own building with permanent architectural lighting along the rooflines: programmable from warm white to full color, controlled from a phone, and nearly invisible by day.

We prepared this packet before ever contacting you. The renderings are built from Legacy Ridge's published imagery, and the measurements and budgetary figures come from public records and building-footprint data. Nothing here required a minute of your team's time.

We propose starting where the property is seen: the leasing entry, the arched crown, and the street-facing parapet. It is every prospect's first impression, and it leaves the resident courtyard untouched, so the community experiences the system from the outside before any courtyard decision is made. The enclosed roadmap then grows the system elevation by elevation, on your schedule, with pricing that improves as the property commits. Phase One asks for a decision about the front of the building alone.

Every system we install carries a lifetime limited warranty on all materials and a three-year workmanship warranty. If the concept earns interest, a twenty-minute site walk is the whole next step: we confirm measurements and return a firm proposal within forty-eight hours.

Halo is a St. George company, owner-led on every job. The people who founded it are the people on the ladder, our installations light homes and businesses across Washington County, and every system we hang carries a service program, so the property you light this year still looks this way every night after. Who we are, and the work itself, are on the pages that follow.

The Halo Team

Halo Permanent Lighting · St. George, Utah
(435) 531-0533 · (435) 319-0163
halopermanentlighting@gmail.com

Enclosed: about Halo · property profile · Phase One concept · execution plan · property roadmap · recent work · acceptance page

WHO YOU'D BE WORKING WITH

Owner-led, St. George born.

Halo Permanent Lighting was built in St. George by the people still on every install. There is no call center and no franchise playbook. When Halo quotes a property, the owners walk it; when Halo installs, the owners are on the ladder; and when something needs service, the person who answers the phone is the person who hung the track.

The company earned its base the slow way: home by home across Washington County, on referrals and reviews. That residential standard of clean lines, hidden-by-day hardware, and crews that leave a site cleaner than they found it is exactly what we bring to commercial rooflines. Same track, same controllers, same warranty. Bigger canvas.

We're a local company trying to win local work by being unreasonable about the details. Legacy Ridge would be a flagship for us, and we intend to treat it like one.



THE OWNERS



ON THE JOB

"I love that their lighting is on tracks that blend in with the home... and the price was great! I would recommend them to anyone."

Michele Randall

St. George, UT

"The owners were incredible to work with. They were so kind, patient, and amazing to communicate with."

Sadie Lane

Homeowner

"Speedy and efficient! No mess, no fuss, just beautiful lighting. Shad and crew are very kind, professional..."

Kathy Averett

Homeowner

St. George

OWNED & OPERATED

Utah & Nevada

SERVICE AREA

Lifetime

LIMITED MATERIALS WARRANTY

Reviews as published at halopermanentlighting.com.

BEFORE WE EVER CALL, WE DO THE HOMEWORK

The property, on paper.



160

RESIDENCES

2018

COMPLETED

6.84 acres

SINGLE WRAP-STYLE BUILDING

~1,800 LF

ROOFLINE, FROM FOOTPRINT
RECORDS

Pool + spa

INTERIOR RESORT COURTYARD

Controlled access

WITH CONFERENCE CENTER & GYM

Why permanent lighting fits this property

- **The hillside works for you.** Legacy Ridge is visible from a distance in every direction; a lit roofline turns that elevation into a nightly landmark.
- **A wrap building has one face the whole city sees.** The street-facing parapet and arched entry crown carry the entire first impression, every evening, unattended.
- **Holiday scenes without ladders.** Multi-story rooflines get full holiday programs from the app, with zero annual install labor or lift rentals.
- **Light reads as safety.** Controlled-access communities sell security; a well-lit perimeter photographs better, tours better, and feels safer coming home late.

Compiled from public records and Legacy Ridge's published materials. No property access was required to prepare this document.

START WHERE THE PROPERTY IS SEEN

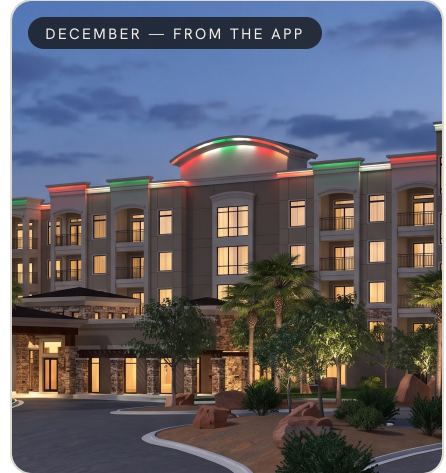
Phase One: the front door.



TODAY



NIGHTLY — WARM WHITE



DECEMBER — FROM THE APP

PHASE ONE — BUDGETARY ESTIMATE, INSTALLED

\$13,500

Leasing entry, arched crown, street-facing parapet & monument · $\approx$ 450 roofline LF at \$28–30 per foot, from footprint records · firm number returned within 48 hours of a twenty-minute site walk

Includes color-matched track, commercial-grade LEDs and controllers, app control with saved scenes (nightly warm white, holiday programs, event colors), electrical connection, and installation by Halo crews. **Lifetime limited warranty on all materials. Three-year workmanship warranty.** Final figure follows a twenty-minute site walk.

- **The courtyard stays untouched.** Phase One lights only the public face, so residents experience the system from the street before any courtyard decision is made.
- **Every tour starts here.** The entry drive, the arched crown, and the monument carry drive-bys, listing photos, and first impressions, every single evening.
- **Holiday scenes without ladders.** The December view above is the same hardware on a saved scene: zero lift rentals, zero seasonal crews, zero takedown in January.

WHAT HAPPENS WHEN YOU SAY YES

From walk to lights-on.

STEP 1 · DAY 0

The site walk

Twenty minutes at the leasing entry. We confirm the roofline measurement and power locations.

STEP 2 · 48 HRS

Firm proposal

Exact footage, exact price, and exact schedule, in writing, within two days of the walk.

STEP 3 · WEEKS 1-4

Design review

Where city or HOA design review applies, we prepare and submit the full package (drawings, cut sheets, photometric notes) and track it to approval. Zero staff time.

STEP 4 · UP TO 4 DAYS

Installation

Street face and entry only, staged around leasing hours; most layouts finish faster. No resident notices required for Phase One.

STEP 5 · 1 EVENING

Programming night

Scenes saved, curfew schedule set in writing, staff trained on the app, warranty docs handed over.

WHAT'S INCLUDED

- Color-matched aluminum track, commercial-grade LEDs & controllers
- Licensed electrical connection to existing circuits
- Controller and app run on the property's existing Wi-Fi, or standalone over Bluetooth. No new network build required
- App setup, saved scenes, and resident-curfew scheduling in writing
- Staff training, as-built documentation, and warranty registration

WHAT'S EXCLUDED

- Electrical panel upgrades beyond existing capacity (quoted separately if ever needed)
- Repairs to existing fascia or stucco, documented and flagged if found
- Ground and landscape lighting, quotable as its own scope
- Mounting detail is chosen against your roofing manufacturer's requirements and **documented in writing**

COMMERCIAL TERMS

- Half down at signing, balance on completion at the final walkthrough
- Invoice terms available for Cornerstone corporate on request
- W-9 and vendor onboarding completed at acceptance, on whatever platform your compliance team uses
- Certificates of insurance naming the property and manager as additional insured, delivered before mobilization; coverage aligned to your vendor requirements

YOUR ROOF & YOUR POWER BILL

Roof warranty, handled. Mounting fasteners are sealed and fully concealed beneath the track. Where the property's roofing warranty calls for a zero-penetration detail, a surface-mount alternative is available. We align the final method with your roofing manufacturer's requirements at the walk and document it for the property's roofing file.

Power: pocket change. The track draws 0.72 watts per foot at full brightness, so Phase One's ≈450 feet totals about 325 watts. Call it under \$10 a month at typical utility rates, and LED trim uses up to 80% less energy than conventional lighting.

WHERE IT CAN GO

The whole property, on your schedule.



PHASE	SCOPE	RATE TIER
Phase One	Leasing entry, arched crown, street-facing parapet, monument	\$28-30 / ft
Phase Two	Remaining street-visible elevations & perimeter	\$25-28 / ft
Phase Three	Full perimeter — every roofline edge, courtyard optional	\$22-25 / ft

\$4 a night

PHASE ONE, OVER A TEN-YEAR
HORIZON

4-6 Decembers

TEMPORARY-INSTALL SPEND IT
REPLACES

\$18-35 / ft

NATIONAL BRANDS' COMMERCIAL
BAND

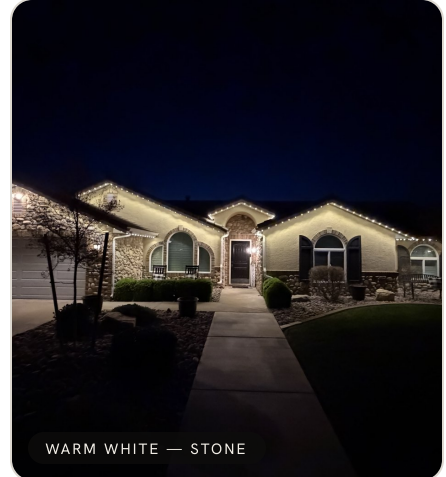
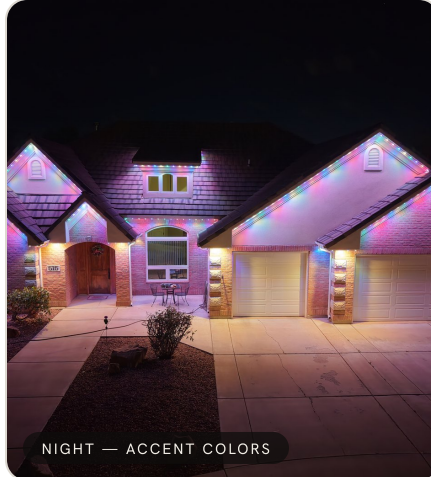
Temporary commercial installs run \$2.50-\$7 per foot every season, plus removal: at full-property scale, a December bill that never ends. The roadmap turns that recurring expense into a standing asset. Completed in phases, the full property (≈1,800 LF) prices at roughly **\$44,000-\$50,000**, about **\$13 per night across ten years**, versus \$50,000-\$54,000 bought piece by piece. Committing a phase locks the next tier's rate; **Phases Two and Three are priced firm at commitment**, and the tiers above are today's rate card, inside the national commercial band, with a lifetime materials warranty behind them.

Designed for a community where people live

- **Shielded, downward-aimed channel** at the parapet. Light traces the architecture, not the windows.
- **Zones per elevation**, so the street face, perimeter, and courtyard each run on their own controls.
- **Resident curfew scheduling**. Decorative scenes end at a set hour; facades drop to a warm-white security level (or off) after hours, in writing.
- **The courtyard is Phase Three, and optional**. Balconies ring the pool, so interior rooflines happen only if residents and management want them, warm white only.

PROOF, NOT PROMISES

Washington County, after dark.



Every photo on this page is a Halo installation in Washington County: our crews, our county, unretouched. The daytime frame is the point most people miss: color-matched track sits flush under the roofline and disappears until dark. **Recently completed commercial: Station 2 Bar by Zion Brewery and the Dixie Elks Lodge No. 1743** — the restored 1918 firehouse on Main Street and Utah's largest Elks lodge, both traced in permanent light. Client references are available at the site walk, and we're glad to arrange an evening drive-by list.

Legacy Ridge would carry the same hardware, the same controllers, and the same warranty as every install above, engineered for a full-block commercial roofline.

TWO WAYS TO SAY YES

Schedule the walk — or authorize Phase One today.

OPTION A — THE TWENTY-MINUTE WALK

No cost, no commitment.

Text or call **(435) 531-0533** and we'll meet you at the leasing office. We confirm the measurement, answer the hard questions, and return a firm proposal within forty-eight hours.

Mornings before the leasing office opens work well; the walk is over before your day starts.

OPTION B — AUTHORIZE PHASE ONE NOW

Authorization is capped at the **\$13,500** budgetary figure. We still walk the site first: if the firm number comes in at or under the cap, work is scheduled; if it comes in over, you approve the difference first, or cancel at no cost.

Signing costs nothing until the number is confirmed. It simply holds your place in the install calendar.

Phase One authorization — Legacy Ridge

Leasing entry & street-face permanent lighting · budgetary cap \$13,500 · firm figure subject to site-walk confirmation as described above · lifetime limited materials warranty · three-year workmanship warranty

FOR LEGACY RIDGE / CORNERSTONE RESIDENTIAL —
SIGNATURE, NAME & TITLE

DATE

FOR HALO PERMANENT LIGHTING — SIGNATURE & NAME

DATE

Prefer to keep this off the capital budget? Ask about monthly service billing at the walk. One text starts everything: **(435) 531-0533**

APPENDIX · BEYOND LIGHTING

The same crews, the rest of the property.

Separate from the lighting proposal, included so you know the company you'd be working with. Halo's facility services division supports multifamily and commercial properties across Southern Utah with vetted, insured local crews: one point of contact, one consolidated invoice, response times in writing.

MAKE-READY TURN CLEANING

Flat per-unit rates, a 48-hour turn SLA from key receipt, a photo log for every unit, and a two-deep crew bench.

QUARTERLY HVAC PM + FILTERS

Property-wide filter changes with coil and condensate service, and a written condition report every round.

COMMON-AREA & OFFICE CLEANING

Leasing office, models, and clubhouse kept tour-ready on a fixed schedule.

LANDSCAPING & GROUNDS

Year-round grounds care built for the desert, and the natural counter-season to lighting installs.

EXTERIOR CARE

Pressure washing, day porter service, and punch and make-ready handyman work on call.

How engagements start

Every service begins the same way as the lighting concept in this packet: a short walk, a written scope, and a 90-day pilot you can cancel anytime. Certificates of insurance are on file before anyone sets foot on the property.