

## EXTERIOR LIGHTING

The Board of Directors encourages residents to use porch lights in the front and rear of their homes (including motion sensitive lighting) to enhance the security of the community. The Architectural Control Committee will approve additional security lighting that does not create a nuisance for other residents or by its appearance change the residential character of the community.

### Exterior Lighting on Homes

#### 1. Regulations

- a. Exterior lighting must be pointed downward so light does not shine directly onto any neighboring properties or through the windows of neighboring homes.
- b. The intensity of the lighting shall be sufficiently low (as determined by the ACC) so that the lighting is not a nuisance to neighbors.
- c. The maximum lighting wattage shall not be more than one hundred fifty (150) watts (equivalent to incandescent bulb) total for each exterior light fixture and nine (9) watts for any landscaping fixture.
- d. All lighting fixtures must contain incandescent, halogen, or fluorescent bulbs.
- e. Lighting fixtures shall never be placed above the lower edge of any second story windows.

#### 2. Standards

- a. No approval is required for the replacement of existing exterior light fixtures with motion activated lighting if:
  - i. Light fixture is in harmony with the external design and location in relation to surrounding structures (as determined by the ACC).
  - ii. Motion sensitivity is adjusted so that the lights are not triggered by motion outside of the property's boundaries.
  - iii. Motion sensitivity is adjusted so that the lights are not triggered by environmental conditions such as adverse weather or small animals.
  - iv. Rear lighting is made up of no more than two floodlight heads not to exceed the total wattage allowed under Section 1-Regulations.

- b. No approval is required for landscape accent lighting if light fixtures:
  - i. Are no higher than eighteen (18) inches above the ground.
  - ii. Are utilized to light walkways leading up to the front door of the home.
  - iii. Are placed in landscaping beds.
  - iv. Are placed within the boundaries of the property.
  - v. Do not exceed maximum wattage as stated under section 1-Regulations.
  
- c. Approval from the ACC is required if:
  - i. Lighting is to be placed in any location other than the location at which it was installed by the original builder.
  - ii. Lighting includes the placement of floodlights in any location other than the rear of the property.
  - iii. Light fixture is not in harmony with the external design and location in relation to surrounding structures (as determined by the ACC).
  - iv. Bulbs are other than incandescent, halogen or fluorescent (i.e. Mercury vapor, High Pressure Sodium, or Low Pressure Sodium).