

Outdoor Lighting Policy

1. General: The intent of this outdoor lighting rule is to maintain the visibility of the natural skylight of all Owners and to minimize outdoor light pollution. Outdoor lighting (home and landscape, except holiday lighting) previously approved and/or existing on or before March 23, 2016, are considered grandfathered with respect to the requirements in sections 3. and 4. of this rule. However, modifications to existing outdoor lighting made subsequent to March 23, 2016, are subject to all provisions of this rule.

2. Prior approval required: All outdoor lighting, whether new or a material modification to existing outdoor lighting, must receive the prior written approval of the Architectural Control Committee, must meet the requirements of this rule, and must comply with all local ordinances. A material modification includes the addition and/or repositioning of more than three (3) outdoor lighting fixtures per residence, whether in a single occurrence or in aggregate. An outdoor lighting plan ("Plan") is to be submitted to the Architectural Review Committee for review. The Plan is, at a minimum, to include:
 - A site plan including the outline of all structures, indicating the location and type of each current and proposed outdoor lighting fixture.
 - An itemized tabulation of all existing and proposed outdoor lighting fixtures, including their location (e.g. garage, front entry, doorways, walkways, foliage / trees, etc.), fixture type, whether or not the fixture is fully shielded / full cut-off, lamp type and lumen output by fixture. Tabulation is to include the total lumen output for all outdoor lighting at the residence, inclusive of existing and proposed fixture(s).
 - For purposes of this rule, ceiling mounted, recessed can fixtures within the covered area of an outdoor patio are not to be included in Plan.

3. General requirements:
 - All outdoor lighting fixtures are to be fully shielded and not exceed the allowed lumen output in Table A. Beyond the shielding requirements, all lighting fixtures are to be located, aimed and/or shielded (by the fixture itself or the immediate building structure) so that direct glare is not visible from, and light trespass is minimized to the extent practical onto, other Lots, HOA Lots, Common Areas and roadways.
 - i. Exceptions:
 1. One or two partly shielded or unshielded fixtures at the main entry, not exceeding the allowed lumen output in Table A, row 1. Glare and light trespass requirements, as noted above, are applicable.
 2. Underwater lighting in swimming pools and other water features.

3. Temporary lighting and seasonal lighting provided that individual lamps are less than 10 watts and 70 lumens.

- Sodium, mercury vapor, and bare High Intensity Discharge (HID) lighting, along with spot and flood lighting, is prohibited and not subject to the grandfathering provision in section 1 of this rule.
- Total lumens of all outdoor lighting are not to exceed 15,000 lumens per residence. Total lumens of a landscape / walkway lighting system alone are not to exceed 10,000 lumens per residence.
- Rated color temperature of light sources (luminaires) is not to exceed 3,200 Kelvin.

Table A – Outdoor Lighting Limits

Lighting Application	Max. Lumens per Fixture
Row 1: Maximum allowed lumens* for each partly shielded or unshielded fixtures at main entry only	420
Row 2: Maximum allowed lumens* for each fully shielded fixture	1,260
Row 3: Maximum allowed lumens* for each low voltage landscape / walkway lighting fixture	600

* Lumens equals Initial Lamp Lumens for a lamp, multiplied by the number of lamps in the fixture.

4. Landscape / Walkway lighting: Lighting is to be low voltage-type and shielded.

Additional requirements beyond those in section 3 of this rule include:

- Lighting fixtures must be spaced at least five feet apart.
- Up lighting of structures and/or landscaping should be conservative. Up lighting of foliage is restricted to evergreen trees only. Up lighting of yard art and/or structures other than the primary residence is prohibited.
- Lighting of outdoor sporting or recreational facilities (e.g. sport courts, basketball courts, putting greens, etc.) is prohibited.
- Owners are required to maintain all lighting in good condition and repair.
- Landscape / Walkway lighting is encouraged to be off from 11:00 p.m. until sunrise.

5. Holiday lighting: Temporary lighting used for a specific celebration which may be one of the following types below. Said lighting is allowed as an exception to this provision, provided that all holiday lights are illuminated no sooner than 30 days before a holiday and removed no later than 14 days after said holiday.

- Festoon type low-output lamps (i.e. mini lights, C7/C9, and T8 type), limited to small individual bulbs on a string.
- Low-output lamps used to internally illuminate yard decorations (e.g. inflatable characters). Externally-mounted flood and spot lights are prohibited.
- Holiday lighting is encouraged to be off from 11:00 p.m. until sunrise.
- Flashing holiday lights are prohibited.

6. Outdoor Lighting Definitions:

- Fixture: The complete lighting unit, consisting of a lamp, or lamps and ballast(s) (when applicable), together with the parts designed to distribute the light (reflector, lens, diffuser), to position and protect the lamps, and to connect the lamps to the power supply.
- Fixture - Fully Shielded: A fixture constructed and installed in such a manner that the emitted light, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the fixture, is projected below the horizontal plane through the fixture's lowest light-emitting part.
- Fixture - Partly Shielded: A fixture with opaque top and translucent or perforated sides, designed to emit most light downward.
- Fixture - Unshielded: A fixture capable of emitting light in any direction including downwards.
- Glare: Light entering the eye directly from a light sources or indirectly from reflective surfaces that causes visual discomfort and/or reduced visibility.
- Light Trespass: Light that falls beyond the property it is intended to illuminate.
- Lumen: Unit of measure used to quantify the amount of light produced by a lamp or emitted from a fixture (as distinct from "watt," a measure of power consumption).