



Policy ARB-08

EXTERIOR LIGHTS POLICY

1.0 REFERENCE(S)

CC&R, Article IV, Sections 4.03, 4.12

2.0 PURPOSE

To preserve the architectural and aesthetic appearance of the Development and in support of CC&R's Article IV, Section 4.03, any proposed alterations or additions to a resident's property must be compatible with the architectural characteristics of the owner's home and neighborhood setting. These considerations also apply to exterior lights.

Compatibility is defined as similarity in architectural style, quality of workmanship, use of materials, colors and construction detail. Proposed alterations should be favorable to the landscape, existing structure, and the neighborhood. Parts of any addition to the existing home should match in color and material. Exterior lighting should be clear/white in color, except for holiday, seasonal, and special occasion allowance as stated below.

Homeowners MUST be mindful of their neighbors when determining lighting type, location, and light stream direction. Security lighting such as garage exterior lights, light post, and motion detection lights may be left on at all hours.

3.0 POLICY

3.1 Lighting categories and action required;

3.1.1 Holiday

3.1.1 a Winter Seasonal lighting installed on or after November 1st and removed by January 15th does not require ARB approval.

3.1.1 b Other seasonal/holiday lighting installed 30 days prior to the seasonal holiday and removed by one week after does not require ARB approval.

3.1.2 Installing new or remodeling existing exterior lighting requires ARB approval

3.1.2 a Exterior lighting shall include, but is not limited to:

- Architectural lighting on building structures
- Landscape lighting, including driveway post lights and flag pole lights
- Café/String lighting (allowed in back yard only) shall be clear/white in color.



- 3.1.3 Special occasion lighting does not require ARB approval if installed no earlier than the day before and removed the day after.
- 3.1.4 Holiday, seasonal and special occasion lighting should not be left on all night. Use of timer switches is encouraged.
- 3.2 ARB approval will be based on location on property, type of system and impact on neighbors and golf course.
- 3.3 Each Lot having a front light post shall maintain the base structure and keep the light operational. Homeowners are encouraged to keep front light post light turned on all night.

4.0 RESPONSIBILITY FOR POLICY

The Board or its delegate is responsible for enforcing, maintaining and keeping this policy current and to obtain Board approval of changes, as necessary.

5.0 EFFECTIVE DATE AND RECORD OF AMENDMENTS

08/19/2019, Original Policy, Architectural Policy, Adopted 2019-039.

07/20/2020, Amended by Board Action, motion #2020-050; adding language to define exterior lighting color, adding café/string lighting option, defining lighting types needing ARB approval.

3/20/2023, Amended Policy by Board Motion 2023-22, Defined seasonal lighting and dates. Café string lighting shall be clear /white. Effective April 20th, 2023.