

EXTERIOR HOME AND DOCK LIGHTING POLICY

The purpose of this policy is to provide clarity regarding the requirements and specifications for the installation and use of exterior lighting. Many of our Homeowners have taken pride in their yards and home exteriors with the application of lighting to provide safety and to accent their homes and landscaping. The variety and availability of lighting technologies and sources have increased in recent years as well.

It is the Board and the ARC's intention to use the following suggestions to

- Limit the impact of exterior lighting on adjacent properties while reasonably accommodating the property rights of Homeowners.
- Take a neighbor-friendly approach to exterior lighting, with an eye to mitigate lighting disputes between and among Homeowners and to prevent lighting installations from creating conditions of nuisance before problems emerge.
- Provide simple, clear, consistent, and practical guidance based on common sense and collective Homeowner preference.

At any time, the Board and the ARC may evaluate unduly bright exterior lights that create a nuisance to adjacent Homeowners causing lighting complaints to be received. Safety considerations will be balanced against aesthetic/nuisance considerations.

Homeowners may request a variance by submitting a revised ARC Application Form with a complete description of the installation and operations of the exterior lighting that do not conform to the stated guidelines. The ARC will forward the revised application to the HOA Board for their approval of the variance.

Examples of **Permanent Exterior Lighting** are Foundation Accent Lighting, Eave & Soffit Accent Lighting, Landscape Accent Lighting, Security Lighting, Deck and Dock Lighting. When installing new or replacing existing lighting please consider the brightness, color, placement, and direction of the light source. Be sure that the light does not intrude on the neighbor's property (light trespass), that the fixtures are only installed on the side of the residence that faces the street or the waterfront, and **not** on the sides facing an adjacent residence. Please do not use any blinking, flickering, or dancing lighting. Warm white tones (3000K) *vs. cooler tones with a higher color corrected temperature (CCT) are universally recommended (information is located on the packaging of the lighting product).

In accordance with the Covenants, the submission of a Plan and approval by the ARC is required prior to the installation of new **Permanent Exterior Lighting Fixtures** or alterations being made to any exterior lighting fixtures that were installed on the property at the time of its original construction.

Temporary Occasional Special Event Lighting includes but is not limited to the celebration of holidays, anniversaries, birthdays, graduations and when used to illuminate backyard patios, decks, and docks etc. for recreational and entertaining purposes in the spirit of the occasion. The use of colored lighting **is** permitted for these events when appropriate and should be turned off by 12:00 midnight on the evening of the event. Blinking, flickering, and dancing lighting shall not be used.

Generally, the Homeowner is not required to submit a plan to the ARC for **Temporary Occasional Special Event Lighting** if it complies with the above stated conditions.

Be considerate – take the time to walk across the street or drive across the cove to see what your neighbors see. You may be surprised!

The following **Five Principles for Responsible Outdoor Lighting** are in accordance with the recommendations of The International Dark-Sky Association (Darksky.org) that encourage the use of lighting fixtures and techniques that minimize light pollution and protect the view of the night sky.

1. Useful: Do your lights have a clear purpose?
 - If not, disconnect them or simply remove the bulb.
2. Targeted: Are the lights directed to where you need them the most?
 - Consider using light fixtures that are better shielded and more focused to eliminate any light going onto your neighbor's property.
3. Low Level: Are the lights generating more light than you need?
 - Perhaps change the light switch to a dimmer or use a lower wattage bulb.
4. Controlled: Can you use the light only when needed?
 - Consider using timers for porch lights and occupancy sensors for security lights.
5. Warm-colored: Use warmer color lights when possible.
6. When purchasing outdoor lighting products for your home, make sure the correlated color temperature (CCT on the product) for the lamp or fixture is 3000K or less.*. Higher Kelvin numbers contribute more to light pollution.

*Kelvin refers to color temperature (warm vs. cool) not wattage or lumens. This information is usually located on the product packaging.

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