

# Exterior Home and Dock Lighting Specifications

## PURPOSE

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. As the number of homes applying lighting have increased, the variety and availability of lighting technologies and sources have increased as well. **Be considerate. Take the time to walk across the street or drive across the cove to see what your neighbors see at night. You may be surprised.**

It is the Board and the ARC's intention to use the following 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 rules based on common sense and collective Homeowner preference.

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

## GUIDELINES:

In accordance with the Covenants, any Homeowner who intends to make an improvement or alteration to the exterior of their property must first submit an Architectural Review Committee Application with their plans.

The approval of a plan by the ARC is required prior to the installation of new permanent exterior lighting fixtures, or any alterations being made to exterior lighting fixtures that were installed on the Property at the time of its original construction.

Homeowners may request a variance to the guidelines 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.

These guidelines also refer to the use of certain types of lighting during occasional special events. Such occasional events could include but are not limited to the celebration of holidays, anniversaries, birthdays, and graduations where it is acceptable to use temporary lighting to enhance the spirit of the occasion and when the use of lighting types described in these guidelines is limited to the evening of the events and turned off by midnight. (**See Part 2**).

## **PART 1**

### **PERMANENTLY INSTALLED EXTERIOR LIGHTING**

The ARC should approve a Plan for each of the following forms of **PERMANENTLY INSTALLED** exterior lighting submitted by the Homeowner provided that the Plan meets the conditions described below:

**FOUNDATION ACCENT LIGHTING:** Typically installed at ground level in a manner that is either upward facing to illuminate the front and/or waterfront walls of the residence or downward facing to illuminate the foundation perimeter with low intensity light.

- **GENERAL:**  
Lighting shall not directly shine on adjacent homes or across coves, nor produce more than two-tenths foot-candle (0.2fc)\* on an adjacent property.
- **BRIGHTNESS:**  
No more than 100 watts (incandescent scale) or LED equivalent fixture.
- **SPACING:**  
No closer together than six feet apart between light fixtures on the same wall surface.
- **COLOR:**  
White tones only, with correlated color temperature (CCT) \* no higher than 3000K.
- **PLACEMENT:**  
Fixtures installed only on the side(s) of the residence that is facing a public street and/or the waterfront, and not on the sides facing an adjacent residence.
- **DIRECTION:**  
Directly upward or downward facing lighting only.
- **OPERATION:**  
Blinking, flickering, dancing lights, etc. are not allowed.  
Lights should be turned off by midnight.

**EAVE & SOFFIT ACCENT LIGHTING:** Typically installed along the eaves and soffits of the residence in a manner **not visible** from the street. By employing programmable LED technology and Wi-Fi, these lights have evolved, which has necessitated HOA's like ours to provide guidance on their installation and operation. Given the higher heights at which these lights are installed they are more likely to create "light pollution" or "light scattering", resulting in a higher potential for disturbance and annoyance to the Homeowners of adjacent properties.

- **General:**

The lighting shall not directly shine on adjacent homes or produce more than two-tenths (0.2cf) foot-candle \* of light upon an adjacent property, or across coves.

- **Color:**

White tones only, with correlated color temperature (CCT) \* no higher than 3000K.

- **Placement:**

Fixtures may only be installed on the side(s) of the residence that face a public street and/or the waterfront and not on the sides of the residence facing adjacent residences.

- **Direction:**

Directly downward facing lighting only.

- **Operation:**

Blinking, flickering, dancing lights, etc. are not allowed.

Lights should be turned off by midnight.

- **Visibility:**

Fixtures should not be readily visible from the street during daylight.

**LANDSCAPE ACCENT LIGHTING:** Typically placed along walkways for safety and aesthetics, and in landscaping for decoration purposes such as lights that operate from a low voltage transformer. Such lighting is typically the safest, most efficient and most energy conscious lighting available, and does not typically require ARC approval **unless** installation and operation deviates from the following guidelines:

- **Brightness:**

For walkways and pilasters, the wattage of bulbs should be in the 7 to 20 watts range (incandescent) or LED equivalent depending on the number of bulbs per fixture, but not to exceed 60 watts total per fixture, such as on pilasters.

- **Color:**

All landscape accent lighting shall be white tones only, with correlated color temperature (CCT)\* no higher than 3000K.

- **Placement:**

Please consider your neighbors when placing lights in trees, as the higher you go the more light will be visible from their residences or yards. Keep the height of tree lights below the height of the second story windowsills.

- **Operation:**

Blinking, flickering, dancing lights, etc. are not allowed.  
Lights should be turned off by midnight.

**SECURITY LIGHTING:** Typically used as porch lights, driveway lights, motion sensor lights etc.

- **General:**

Security lights shall be shielded or hooded and must be located and constructed so that they do not create a nuisance or hazard. Lighting shall not directly shine on adjacent homes or across coves, or produce more than two-tenths (0.2fc) foot-candle \* of light upon an adjacent property.

- **Brightness:**

No more than 75 watts (incandescent) or LED equivalent per fixture.

- **Color:**

White tone lights only, with correlated color temperature (CCT) \* no higher than 3000K. (Most lighting products provide this information on package labels).

- **Types:**

1. **Floodlights:**

The use of canopy-type floodlight covers that shield the light source is acceptable provided the light is directed straight down.

2. **Motion Detectors:**

If security lights are to be located on the sides or rear of a residence, then motion detectors must be used after midnight. The automatic light durational setting must not exceed five (5) minutes and the sensitivity to movement must be properly adjusted so as not to create an annoyance to your neighbors.

- **Direction:**

The lighting footprint must project downward and cannot project beyond the property boundaries or across coves.

## **PART 2:**

### **TEMPORARY SPECIAL EVENT EXTERIOR LIGHTING**

Generally, the Homeowner should **NOT** have to submit a plan to the ARC for the following forms of **TEMPORARY SPECIAL EVENT EXTERIOR LIGHTING** if they comply with the conditions of installation and operation as described below:

**Rope and String Lighting:** The year-round use of rope lighting has gained popularity and is available in both incandescent and LED types. Rope lights can also create light brighter than comfortable for the eyes, especially for your neighbors, as they typically project outward more visibly than lighting the immediate area.

- **General:**

Homeowners may only put rope or string light strands on houses, bushes, patio covers, balconies, docks, decks or along lot bordering fences when:

1. Temporarily installed as decorative lighting for Special Events and removed afterward especially if visible from adjacent residences or public streets when not in use.
2. Used for the illumination of backyard patios, pools, docks etc. during those periods of time when such areas are occupied by the Homeowners' family and guests for recreational and entertaining purposes.
3. Colored lighting is permitted for Special Events when colored lighting is appropriate.
4. Special event exterior lighting should only be installed on the side(s) of the residence that is facing a public street and/or the waterfront, and **not** on the sides facing an adjacent residence
5. Blinking, flickering, dancing lights, etc. are not allowed.  
Lights should be turned off by midnight.

- **Types:**

Rope and String Lighting, Foundation Accent Lighting, Eave and Soffit Accent Lighting, Landscape Accent Lighting, and Dock Lighting may be used as Special Event themed lighting and employ color lighting only during the Special Event.

## PART 3

### OTHER LIGHTING TYPES:

- **Solar lighting**

Solar lighting does not typically require ARC approval unless installation and operation materially deviates from the guidelines for Landscape Accent Lighting above.

- **Halogen lighting**

Halogen lighting (often used on garages and docks) is excessively bright and can be seen from a great distance even when downward facing. Please be aware of it from your neighbor's perspective and replace it with an LED light when possible.

### Definitions:

**CCT=Correlated Color Temperature:** a rating of how warm or cool the color of light emitted from a light source appears.

**Foot-candle(fc):** a foot-candle relates to the amount of light that is on the ground surface. It does not measure the amount of light that leaves the light source (lumens) but focuses on the amount of light that reaches a surface area.

\*Prior notice of any recommended changes to the Exterior Home and Dock Lighting Specifications must be provided to and approved by the Boxwood Green HOA Board before they are incorporated into the document.

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