

EXTERIOR PROPERTY LIGHTING POLICY

1.

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.

It is the Boxwood Green Board of Directors' intention 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 requirements based on common sense and collective Homeowner preference.

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. When purchasing outdoor lighting products for your home, make sure the correlated color temperature (CCT* on the product) for the lamp or fixture is 2700-3000K or less. Higher Kelvin numbers contribute more to light pollution. This information is usually located on the product packaging. Kelvin "K" refers to color temperature (warm vs. cool) not wattage or Lumens.

SPECIFICATIONS

In accordance with the Boxwood Green HOA Covenants, any Homeowner who intends to make an improvement or alteration to the exterior of their property **must first submit an Architectural Review Committee (ARC) Application** clearly stating their plans. The **approval** of a lighting 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 previously installed on the property. **The only exception to this requirement is Part 1, F Solar Wayfinding Lighting.**

Homeowners may request an individual variance to the specifications by submitting an ARC Application Form with a complete description of the installation and operations of the exterior lighting that do not conform to the stated requirements. The ARC will forward the application to the HOA Board for their approval or denial of the variance. Any action on a variance does not change the lighting policy nor set a precedent. It addresses only the specific request of that applicant for a precise situation.

All exterior bulbs must be incandescent, LED, or fluorescent, in the range of 2700 to 3000 Kelvin. Halogen bulbs are not permitted. Compliance with the CCT or the Lumens measurements may be satisfied by either product package labeling or an onsite measurement conducted by the ARC with an approved light meter.

PERMANENTLY INSTALLED EXTERIOR LIGHTING

A. FOUNDATION ACCENT LIGHTING: It is typically installed at ground level in a manner that is either upward-facing to illuminate the front of the residence or downward-facing to illuminate the foundation perimeter with low intensity light, but not facing away from the structure. Dimmable fixtures are encouraged.

- **General:**

Lighting shall not directly shine on adjacent property or across coves, to produce more than two-tenths foot-candle (0.2fc)* on an adjacent property. Testing for this measurement may be satisfied by onsite measurement with an approved light meter.

- **Brightness:**

The wattage of bulbs must not exceed 40 watts total per fixture incandescent or LED equivalent, or 500 Lumens.

- **Spacing:**

Light fixtures shall be no closer together than six feet apart on the same wall surface.

- **Color:**

Use white tones only, with correlated color temperature (CCT)* in the range of 2700K to 3000K. (Most lighting products provide this information on package labels)

- **Placement:**

Fixtures shall be installed only on the side(s) of the residence that is facing a public street and not on the sides facing an adjacent residence or across a cove.

- **Direction:**

Use directly upward or downward facing lighting only.

- **Operation:**

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

B. EAVE & SOFFIT ACCENT LIGHTING: When installed along the eaves and soffits of the residence, it must not be visible from the street. By employing programmable LED technology and Wi-Fi, these lights have evolved, which has necessitated HOAs like ours to provide regulations 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. Dimmable fixtures are encouraged.

- **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. Testing for this measurement may be satisfied by onsite measurement with an approved light meter.

- **Brightness:**

The wattage of bulbs must not exceed 40 watts total per fixture incandescent or LED equivalent or 500 Lumens.

- **Color:**

Use white tones only, with correlated color temperature (CCT)* in the range of 2700K to 3000K. (Most lighting products provide this information on package labels)

- **Placement:**

Fixtures may only be installed on the side of the property that faces a public street and not on the sides of the residence facing adjacent residences or across coves.

- **Direction:**

Use directly downward facing lighting only.

- **Visibility:**

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

- **Operation:**

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

C. LANDSCAPE ACCENT LIGHTING: Typically, these are placed in landscaping for safety and/or decorative purposes such as lights that operate from a low voltage transformer. Such lighting is usually the safest, most efficient and most energy conscious lighting available. Dimmable fixtures are encouraged. (For solar, self-installed lights, see Section F, Solar Wayfinding Lighting)

- **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. Testing for this measurement may be satisfied by onsite measurement with an approved light meter.

- **Brightness:**

For pillars/columns, the wattage of bulbs must not exceed 75 watts total per fixture incandescent or LED equivalent, or 1100 Lumens. For walkways, wattage of bulbs must not exceed 7-20 incandescent, or LED equivalent, or 250 Lumens.

- **Color:**

All landscape accent lighting shall be white tones only, with correlated color temperature (CCT)* in the range of 2700K to 3000K. (Most lighting products provide this information on package labels)

- **Operation:**

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

D. SECURITY AND ENTRY LIGHTING: These are typically used to provide a sense of security on your property such as porch and garage lights, driveway lights, backyard lights, dock lights, etc.

Types:

1. **Manually Operated Floodlights:**

These lights are to be used only for a short duration, to flood a specific area with light. These lights can be extremely intrusive. **They must not be left on all night.** The use of canopy-type floodlight covers that shield the light source is preferable. Wattage of bulbs must not exceed 100 watts incandescent, or LED equivalent, or 1500 Lumens.

2. **Motion Detectors:**

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. Wattage of bulbs must not exceed 100 watts incandescent, or LED equivalent, or 1500 Lumens.

3. **Occasional Entry and Porch Lighting:**

Entrance lights, front and back porch lights, garage lights and deck lights, are often needed for a short duration. Dimmable fixtures are encouraged. Their usage must adhere to the following requirements:

- **General:**

These 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) footcandle* of light upon an adjacent property. Testing for this measurement may be satisfied by onsite measurement with an approved light meter.

- **Brightness:**

The wattage of bulbs shall not exceed 60 watts incandescent or LED equivalent per fixture, or 800 Lumens.

- **Color:**

Use white tone lights only, with correlated color temperature (CCT)* in the range of 2700K to 3000K. (Most lighting products provide this information on package labels)

- **Direction:**

The lighting footprint must project downward/outward and must not project beyond the property boundaries or across coves.

E. **DOCK:** Dock lights should only be turned on when the dock is being used.

- **Brightness:**

The wattage of bulbs shall not exceed 60 watts incandescent or LED equivalent per fixture, or 800 Lumens.

- **Color:**

Use white tone lights only, with correlated color temperature (CCT)* in the range of 2700K to 3000K. (Most lighting products provide this information on package labels)

F. SOLAR WAYFINDING LIGHTING: This includes separate downward-facing solar lights, 10-15 Lumens, along the driveway, lighting the pathway to your front door, down to the dock, or around your house to the backyard. **For this type of lighting, no ARC Application is required** to install these low intensity solar lights since they should be non-intrusive to neighbors.

PART 2:

TEMPORARY SPECIAL EVENT EXTERIOR LIGHTING

Temporary Special Event Exterior Lighting includes but is not limited to the celebration of holidays, anniversaries, birthdays, graduations and when used to illuminate backyard patios, decks, docks, etc., in the spirit of the occasion. Generally, the Homeowner should **NOT** have to submit a plan to the ARC for the following forms of Temporary Special Event Exterior Lighting **unless** such lighting deviates from the conditions of installation and operation as described below:

- **Types of lighting:**

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

- **General:**

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

- a. Temporarily installed as decorative lighting for Special Events and removed afterward especially if visible from adjacent residences or public streets when not in use.
- b. Used for the illumination of backyards, patios, pools, docks etc. during those periods of time when such areas are occupied by the Homeowners' family and guests for Special Event purposes.

- **Color:**

Colored lighting is permitted for Special Events.

- **Operation:**

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

PART 3:

DEFINITIONS:

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

***FC = Foot-candle:** 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.

***LM = Lumens:** A measurement of how much light is being produced by a light source.