



LIGHTING POLICY

Adopted: April 19, 2010

All landscape lighting plans must be submitted to the DRC for approval before installation, including modifications to existing landscape lighting. The DRC may require the removal of any landscape lighting installed without prior DRC review.

Objectives:

- To preserve the nighttime dark sky by minimizing the amount of exterior lighting.
- To utilize low intensity, indirect light sources to the extent required for safety and subtle drama.
- To utilize light fixtures which complement the architecture.

Guidelines:

When assessing areas of the outdoor environment to illuminate, the following should be considered:

- Safety Lighting
- Dusk to Dawn Lighting
- Entertainment Lighting

These “layers” of exterior lighting should be installed as to be able to function independently of one another.

- No lighting is allowed in the NAOS.
- All lighting, except dusk to dawn lighting, must be turned off by 11:00 p.m., unless the homeowner is entertaining for the evening.

Exterior Building Lighting

- Whether attached to or as part of the building, shall be the minimum needed to provide for general illumination and security of entries, outdoor spaces and associated landscape structures.

Exterior Site Lighting

- The lighting must be directed onto vegetation or prominent site features, such as plant material, water features, and not upon the building.
- Lighting of plant materials shall be achieved with hidden light sources and down lights from above. To preserve the dark sky, up lighting shall be minimal.

Up-lighting

- Limited to the illumination of large, mature specimen trees or specimen cacti, as approved by the DRC
 - Light fixtures should be located and designed to avoid spillover onto the streets and adjacent lots
 - All up-lighting fixtures require a glare shield, diffuser, frosted lenses, or baffles
- With the exception of low level-level driveway lights, all lighting must occur within the Building Envelope. Subtle lighting of the driveway entry and/or address numbers is allowed. Path lights are to be mounted at a maximum of 18 inches above ground. To avoid a contrived appearance, path lights should not be installed in a row along the edge of a path or driveway, unless they support formal tree or hardscape design elements.

Exterior Lighting Source (*Florescent bulbs are not allowed.*)

- All lighting fixtures should be made of good quality materials and be complementary to the character of the architecture of the home.
- All light sources (bulbs) shall not be visible from neighboring properties, common areas, or the golf course.
- Only low voltage lighting may be used for exterior landscape lighting applications. Maximum wattages are as follows:
 - Lumen output is not to exceed the equivalent of the light output of the low voltage 25 watts.

Interior Lighting

- To preserve the nighttime dark sky, lighting emanating from the home's interior should be carefully considered. Interior light shall be concentrated at activity areas and minimized next to windows. Built-in lighting adjacent to windows shall be directed towards the home's interior. Architectural or decorative elements shall be used to minimize the quantity of light escaping through the windows.

Over time, the deterioration of a lighting system could reach a level of non-compliance. The effects of weather, animals, and vegetation may influence the integrity of the system, including the position of the fixtures. In this case, the DRC may require the Owner to bring their installation into compliance.

The DRC has the final authority to determine whether the amount of lighting maintains the design intent of the community, to include requiring the removal of lighting deemed excessive.

The Association may complete periodic reviews of lighting to ensure that all homes are in continued compliance.

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