

Adopted November 17, 2020:

Lighting (Exterior): Exterior light fixtures should be maintained in good operating condition, including the fixture's finish and ornamentation. Lighting which is part of the original structure may be replaced without approval of the HOA if:

1. Replacing with the exact same fixture (including material and color);
2. Repainting all front (affixed to home and lamp post) and side fixtures the same color; or,
3. Replacing all front (affixed to home and lamp post) and side fixtures are of the exact same design, material and color.

Homeowners are encouraged, though not required, to change rear light fixtures with the same model as those proposed for the front/side of the home.

When a manufacturer does not produce a lamp post fixture that is of the exact same design, material and/or color, the following conditions must be met to propose an alternative:

1. Homeowner must complete and submit an exterior change request.
2. Homeowner must provide proof (e.g., communication from the manufacturer) that the manufacturer does not provide a lamp post fixture of the exact same design. If the manufacturer does produce such a fixture, the homeowner will not receive HOA approval for an alternative.
3. Alternative lamp post light fixture must be the same color and same shape as proposed replacement fixtures affixed to the home.
4. Alternative lamp post light fixture must contain similar ornamentation to the front/side replacement fixtures.

Manufacturer is defined as the company that produces the light fixtures, not the company (e.g., Lowe's, Home Depot, etc.) that sells such fixtures.

Lamp post may not be permanently removed and the post must remain black. No homeowner may permanently remove a light fixture (attached or pole) without HOA approval.

No exterior lighting shall be directed toward an adjacent homeowner's property. Light fixtures that create an adverse impact to adjacent neighbors due to location, wattage or direction of light are not and will not be approved. Security flood lights do not require approval, provided they are not directed toward an adjacent homeowner's property and are not continuously turned on during the night in a way that creates an adverse impact to neighbors.