

3.11 Lighting

All outside lighting, including changes or updates to existing lighting, must be submitted to the Architectural Committee for approval.

To ensure consistent lighting throughout the community, all exterior lighting must conform to a "Soft White" lighting temperature no greater than 3000 Kelvins. Cool White, Bright White or Daylight lighting is not permitted.

Site lighting means lighting mounted either on the ground, in trees or on sidewalls for the purpose of providing security or landscape accent lighting. **Building mounted lighting** means lighting built into or attached to buildings, whether on walls, ceilings, eaves, or facias, for the purpose of providing general illumination, area illumination or security illumination.

Security lighting means lighting intended to provide bright general illumination of the area adjacent to a residence. Security lighting will be permitted only with the understanding that it will be used in emergency situations.

- a. Site lighting must be directed onto vegetation or prominent site features such as boulders and away from neighboring property.
- b. Building mounted lighting, other than the two (2) garage mounted lights required by the Declaration, must be directed downward away from lots, streets, and open spaces, and may not be used to light walls or building elements for decorative purposes.
- c. All exterior lighting must provide for significant shielding of light sources other than the two (2) garage mounted lights required by the Declaration. Motion sensors may also be required if necessary.
- d. The (2) garage mounted lights required by the Declaration must be a minimum brightness of 800 lumens and a maximum of 1100 lumens and no greater than 3000 kelvins per fixture and include the two (2) photocell exterior lights to be located on the garage wall as required by the Declaration.
- e. Landscape lighting must be indirect, low voltage or solar, and shall not become a nuisance to neighboring properties. Light should be no brighter than necessary. The maximum brightness is 400 lumens per fixture. SCA reserves the right to require that the brightness be lowered and/or the fixture shielded if it adversely affects the neighboring properties or common areas.
- f. Pathway lighting must be low voltage or solar and directed downward with a shield on top. The maximum brightness is 200 lumens per fixture.
- g. Decorative string/party lights are only permitted in the backyard for use on occasion when the backyard is occupied, not for consistent use. String lights must be turned off by 11 p.m.

- h. Colored lights may be used only for temporary holiday decorations.
- i. Outdoor spotlights/floodlights, whether triggered by motion sensors or not, that are attached to homes must be focused downward, and shielded, from view from adjacent properties. The light element must not adversely affect neighboring properties.

3.11 A – Winter Holiday Lighting/Decorations

Holiday lights and decorations must be maintained in good repairs as to not cause a nuisance or encroach on neighboring properties. Coach lights are to remain white year-round.

Holiday lights and decorations must be taken down by January 31st each year.