

POLICY RESOLUTION 15

Enforcement of section 3.03b(7), Exterior Electrical Lighting Rule 11 of the Design Committee Rules (October 2018)

11.0 Exterior Lighting:

Design Committee approval is required for the installation of exterior lighting (e.g. decorative, motion, security lights, etc.). Provide the location on a plot plan along with a manufacturer brochure showing design and type.

Members of sub-associations, condominiums, townhouses, etc. must obtain written approval from their respective Board of Directors through the property management company and submit it with the application.

Replacing exterior lights with the same style of lights as previously approved or previously installed by the Developer, does not require resubmittal of a new application. However, replacing exterior lights is NOT authorized where the lights were previously installed without approval.

Standards for the installation of any exterior lighting shall include:

- 11.1 Mounting Exterior Light Fixtures. Exterior light fixtures shall be mounted under the roof eaves unless otherwise approved by the Design Committee. In the event the light fixture/source cannot be mounted under the roof eaves, the Owner shall be required to conceal the fixture and light source through the use of an approved cover. If a fixture is mounted on the gable end of the house (for gable roofs), it shall be mounted within twelve (12) inches parallel to the roof slope.
- 11.2 Location of Bulbs shall not project more than 45 degrees away from the parallel or perpendicular plane to the structure to which the fixture is mounted, i.e., not pointing outwardly or to the side.
 - 11.2.1 Quartz halogen flood lamp fixtures shall be permitted provided the lights are not pointed such that they exceed the 45-degree angle with the structure.
- 11.3 Illumination of Outdoor Light Fixture. Light illuminating from an outdoor light fixture shall not be directed into an adjoining property or street. Any fixture that generates a complaint from neighboring property (and verified by the Association) shall be redirected, relocated, removed or concealed upon demand by MTA.
- 11.4 Limitations. The Association reserves the right to limit the areas that fixtures shall be installed should such installation not meet Design Committee aesthetic criteria or where a more unobtrusive location can be utilized. Fixtures proposed to be mounted between the first and second floors of a residence that do not have an eave or “eyebrow” may install a fixture at or within twelve (12) inches of the fascia line.
- 11.5 Type of Replacement Fixtures. Replacement of new lighting fixtures mounted at the side of doorways, at the front of the garage or other similar exit/entry locations are limited to “carriage” type of fixtures, with the light source concealed by the use of smoked or obscure glass.
- 11.6 Visibility from Neighboring Properties and Street. In all cases, any exterior light fixture shall have its light source diffused or shielded from view of the street or adjacent properties.