

STONEWATER HOMEOWNERS ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE (ACC)
EXTERIOR LIGHTING CHECKLIST

Any modification request that includes outdoor lighting, either attached to your structure or is installed upon your lot, must include this completed checklist with the required information listed below:

- If replacing light fixtures**, attach photo and specifications for the proposed light fixture and note the location(s) of where they will be installed on a daylight photo.

If changing the quantity, type or location of lights:

- Attach a photo of your current (before) full exterior at night with all exterior lights on, and a daylight photo that indicates the proposed location(s) of the modification.
- Clearly mark on the daylight photo, any existing structural lighting **approved at the time of construction** or **prior ACC approved modification** (attach copy the approved modification request).
- Attach a design drawing or illustration of the proposed lighting changes, location of light fixtures, including estimated areas the light will be cast, and the lumens (brightness) for each light source (**existing and proposed**). Include a description and drawing of any structural or architectural changes.
- Attach a detailed list, number of lights, description, and photos of all visible materials and light fixtures.

The Association intends and desires that all structures within the Subdivision be architecturally harmonious and architecturally pleasing. In order to ensure that such goals are accomplished, the ACC shall, in its sole discretion, have the right to approve or disapprove the appearance (including, but not limited to, the color of stain, brick, windows and roof tiles), construction, materials, proposed location, design, specifications or any other attribute of any Structure (Covenants, Conditions, and Restrictions (CC&Rs Article VI, Section C). **The following lighting design requirements are provided to assist you in proposing an architecturally harmonious and architecturally pleasing lighting design.** The ACC's evaluation will balance safety considerations against the aesthetic and nuisance considerations in applying these restrictions.

Verify the General Outdoor Lighting Requirements are met:

- Lighting is directed only where needed, when needed, and minimizes the impact of off-site glare and light pollution. I understand excessive illumination (brightness) is prohibited. **After installation, if the lighting design becomes an annoyance or nuisance, the lighting installation must be modified or removed at the owner's expense.**

- All exterior lighting is the preferred correlated color temperature (CCT) 2,700K (warm lighting). The lighting design does not include any prohibited lights (halogen, neon, colored, flashing, moving or intermittent-type lights).
- Light sources (bulbs) are directed away (shielded) from public view and aimed away from roads, public sidewalks, adjacent residential lots, and Common Areas (including lakes), with the exception of approved light fixtures designed to use decorative bulbs.

Verify Security Lighting Requirements are met (if using):

- Motion detectors are used with an automatic light duration not to exceed five (5) minutes.
- Lighting is adjusted so as not to create an annoyance or nuisance. The light is only triggered by motion within your private property (not by traffic on public roads and pedestrians on sidewalks) and is only as bright as absolutely necessary.
- Flood lights are directed downward and are not installed higher than 10 foot off the ground. Any proposed flood lights on the front elevation are shielded and designed to blend harmoniously into the architecture or landscaping.

Verify the Architectural Lighting (installed onto a structure) Requirements are met:

- Traditional carriage or coach type fixtures (primary task lighting) are installed at the front, side, and back entrances, and around the garage. These fixtures are representative of the Dwelling's design and are not in conflict with the subdivision's neo-classical design.
- Architectural accent lighting (to augment the traditional fixtures) is designed to cast a dimmer light than the traditional light fixtures.
- Any other proposed permanent lighting, must be shown on the elevation plans and will be reviewed on a case-by-case basis.

If applicable, verify the Landscape Lighting Requirements (installed at ground level) are met:

- Fixtures are architecturally harmonious and are a consistent style and finish.
- Path and step lighting will be shielded to restrict illumination to the walking path.
- Hardscape lighting of retaining walls or steps is from a concealed light source.
- All landscaping lights shall be shielded or hooded such that light is not projected beyond the property boundary nor a light bulb visible to adjacent properties or public spaces.
- Soft accent lighting is projected on to architectural or landscaping features to enhance home security or improve the nighttime visual appeal, and is designed to minimize light pollution.

My signature below indicates that I have completed and verified all the requirements and actions listed above in preparing this modification request. I understand the ACC members are not lighting experts and the ACC plan approval does not guarantee my completed installation will not be an annoyance or nuisance to the community. I will be responsible to rectify any such situation by modifying or removing such an installation at my own expense.

Owner's Signature

Date