

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

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

If changing the quantity, type, fixture, 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 of the approved modification request).
- ☐ Attach a design drawing or illustration of the proposed lighting changes, location of light fixtures, and any structural or architectural modifications. Significant modifications require estimated areas the light will be cast, and the lumens (brightness) for each light source.
- ☐ Attach a detailed list, number of lights, description, and photos of all visible materials and light fixtures for approval.

Verify the **Exterior Lighting Requirements** are met (Rules and Regulations, Section 1.06 and local ordinances):

- ☐ 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** (Declaration Article VII F.).
- ☐ 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), including rope and neon lighting around or within window and door openings.
- ☐ With the exception of approved light fixtures designed to use decorative bulbs, building mounted light sources (bulbs) shall be **shielded and directed downward**. Soffit lighting and similar installations, may only be installed on a horizontal surface to direct light below the plane of the fixture.
- ☐ The maximum height for most light fixtures is 14 feet (measured from the finished grade to the top of the light fixture), however, flood lights shall not be installed higher than 10 feet.
- ☐ Flood lights installed on the front elevation must blend harmoniously into the architecture or landscaping.

NOTE: Permanent holiday lighting installations are NOT permitted (Rules and Regulations Section 1.06 (f))

Security Lighting Requirements:

- ☐ Motion detectors are used with an automatic light duration not to exceed five (5) minutes.
- ☐ Lighting is adjusted to not create an annoyance or nuisance. The light is only triggered by motion within your private property (not by traffic on public roads or pedestrians on sidewalks), and the light source is shielded and directed to cast light on your property.

The Association intends and desires that the Subdivision be architecturally harmonious and architecturally pleasing. The ACC shall, in its sole discretion, have the right to approve or disapprove the appearance of materials, proposed location, design, specifications or any other attribute of your lighting design (CC&Rs Article VI, Section C). The ACC's evaluation will balance safety considerations against the aesthetic and nuisance considerations in applying these restrictions and the established community standards (ACC Guidelines).

Architectural Lighting (installed onto a structure) Standards:

- 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.
- Accent lighting may be installed no higher than 20 feet above grade.
- Light color must be a warm white, 2,700 CCT, but can be temporarily adjusted to colored lights for holidays (See Rules and Regulations Section 3.06)

Landscape Lighting Requirements (installed at ground level) Standards:

- Fixtures are architecturally harmonious and are a consistent style and finish.
- Path and step lighting is 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 source visible to adjacent properties or public spaces.
- Soft accent lighting may be projected onto architectural or landscaping features to enhance home security or improve the nighttime visual appeal. This must be designed to minimize light pollution.
- Light color must be a warm white, 2,700 CCT, but can be temporarily adjusted to colored lights for holidays (See Rules and Regulations Section 3.06)

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