



## COMMUNITY ASSOCIATION

### **Residential Exterior Lighting Policy**

Pursuant to Article 7, Sections 7.4 and 7.5, as well as Exhibit “C”, Section 2(s) of the Declaration of Covenants Conditions and Restrictions for Prescott Lakes, as amended and supplemented by resolutions adopted from time to time by the Board of Directors, the following policy is hereby adopted by the Board of Directors of Prescott Lakes Community Association (the "Association").

#### **PURPOSE**

Prescott is a “dark sky” city and therefore any proposed exterior lighting should be sensitive to the City’s regulations and applicable ordinances. An appropriate balance must be met between lighting which is both adequate for residents and yet preserves the dramatic nighttime sky. Exterior lighting provides safety, security and visual enjoyment of outdoor living spaces and requires careful consideration for your neighbors. The intent of this policy is to provide clarification for the use of exterior lights as it relates to impact on other units and common areas.

#### **REGULATIONS**

All attached and detached exterior lighting designs, including landscape lighting, must be submitted for review and approval to the Reviewing Body (ARC) as part of the design review process.

1. All exterior lights should be off by 10:00p.m. Path or marker solar lighting under 25 watts (225 lumen) are excluded.
2. After 10:00pm, safety lighting can be used to illuminate vehicular and pedestrian circulation and is to be used only when receiving guests or circulating outdoors.
3. Security lighting is intended to provide bright illumination during emergency situations only. Spotlights are prohibited. Floodlights must be circuited and controlled separately from any and all other lights. If motion sensor lights are used, it is recommended that the sensitivity and time duration be set to their lowest settings.
4. Christmas holiday lighting, excluding other holiday decorations, may be installed no sooner than the 2<sup>nd</sup> week of November, but not illuminated until Thanksgiving Day. Exterior holiday lighting shall be turned off by 10 p.m. and shall be removed within the first two (2) weeks of January.

#### **LUMINATION LIMITATIONS**

Home entrance lights shall not exceed 40 watts (450 lumens), garage (including side door and back door) lights shall not exceed 25 watts (225 lumens), and landscape lights shall not exceed 25 watts (225 lumens). All wattage noted is maximum incandescent or the LED/CFL/Halogen equivalent, emitting no more than the number of lumens listed in the parentheses directly following the number watts.

#### **PROCEDURE FOR ENFORCEMENT**

Enforcement of this policy will follow the order of the Prescott Lakes Community Association Compliance Policy.