

Grey Oaks Exterior Lighting Guidelines

With ever changing technology and availability of new residential permanently attached lighting systems that can function as holiday AND accent lighting, and in order to remain in compliance with our neighborhood Declarations & Restrictions, the Grey Oaks Architectural Review Committee has established the following guidelines for the use of these permanently attached lighting systems and other exterior lighting systems.

These systems do require approval of the ARC. A request form (digital or written) needs to be submitted for approval PRIOR TO installation. The approval must detail all of the elements of the system, installation, materials, and appearance to allow the ARC volunteer members and HOA manager to properly review the request and respond in a timely manner.

Any Owner installing one of these systems must get ARC approval and is agreeing to follow these usage guidelines:

- i. Permanently installed exterior lighting systems shall be as inconspicuous as possible when viewed from the street, and shall not adversely affect the appearance of the home or disturb neighboring properties.
- ii. All track sections, connectors, and fasteners, will match the color of the home and be installed under the eaves behind the trim so as to be as discreet as possible.
- iii. Track will encase all wiring and connections. Any wiring "jumps" will be made through attics to prevent visible exterior wires.
- iv. Individual lights will be as inconspicuous as possible, directed straight downward, and embedded in track to minimize visibility/glare/light pollution.
- v. Exterior home lighting, when in use outside of the established Christmas/holiday lighting period (see para.2Q below), must be soft, warm, or cool WHITE within a color range of 2000K – 5000K (degrees Kelvin) AND a MAX BRIGHTNESS of 400 Lumens. *Temporary, short term use, lighting such as motion, security, or flood lights may be brighter as long as they are not used in a manner disruptive to neighboring properties.
- vi. Exterior home lighting, when in use outside of the established Christmas/holiday lighting period (see para.2Q below), must have individual lights a minimum of 10 FEET APART or ONLY at the roof corners & peaks.
- vii. Patio "string" lighting used for ambiance may only be used on the rear of the home and will be used on a temporary basis so as not to disturb other properties.
- viii. All other types of accent and landscape lighting wires, fixtures, & control boxes will be buried or installed to be as inconspicuous from view as possible and shall follow all the same color and brightness ranges mentioned in sections v & vi above, and not be disruptive or a nuisance to any other property or public area around the property.

All temporary Christmas/holiday lights and decor AS WELL AS the use of colored lights outside the white tones detailed in sections v & vi above with ANY exterior light systems still fall under the date restrictions of Section 2Q (page 8) of the Declaration Of Restrictions for Grey Oaks, which reads as follows:

No exterior Christmas lights and/or holiday decorations may be erected or maintained on any of the lots hereby restricted, except during a sixty (60) day period beginning November 15th of each calendar year.

Some other useful tips and considerations are below for your knowledge:

Five Principles for Responsible Outdoor Lighting

1. USEFUL – All lights should have a clear purpose.

Before installing or replacing a light, determine if light is needed. Consider how the use of light will impact the area, including wildlife and the environment. Consider using reflective paints or self-luminous markers for signs, curbs, and steps to reduce the need for permanently installed outdoor lighting.

2. TARGETED – Light should be directed only to where needed.

Use shielding and careful aiming to target the direction of the light beam so that it points downward and does not spill beyond where it is needed.

3. LOW LIGHT LEVELS – Light should be no brighter than necessary.

Use the lowest light level required. Be mindful of surface conditions as some surfaces may reflect more light into the night sky than intended.

4. CONTROLLED – Light should be used only when it is useful.

Use controls such as timers or motion detectors to ensure that light is available when it is needed, dimmed when possible, and turned off when not needed.

5. COLOR – Use warmer color lights where possible.

Limit the amount of shorter wavelength (blue-violet) light to the least amount needed. Light where you need it, when you need it, in the amount needed, and no more.