

Lighting

General Considerations

Lighting, including both decorative and security lighting shall be selected and located to be an integral part of the house and yard. Fixture style, configuration, and location must be compatible with the architecture of the house.

Lighting shall be selected and located to minimize its impact on neighboring properties and the location of security lights on a house should be as inconspicuous as possible. Fixture design, wattage, color, location, and direction of the lighting should minimize glare onto neighboring properties, pedestrian walkways, and streets.

Approval is required for any additional lighting fixtures or replacements that differ in style, size or color from the original builder installed fixtures.

No application is required for the replacement of an approved lighting fixture with an exact match or one that is substantially the same in type, size, color, and appearance.

Specific Guidelines

- Lighting should be a “white” color to provide safety and security at night and to provide a consistent appearance throughout the neighborhood.
- Pole lights should provide a minimum of 300 lumens of illumination and be visible from the street.
- Solar pole light fixtures are prohibited.
- A new or replacement light fixture should be either an exact match or compatible in style, design, size, color, finish, type, and lamp wattage with the original or approved fixture it is replacing.
- Front yard lamp posts and post light fixtures shall not be removed. Replacement or relocation of lamp posts and/or post light fixtures are subject to approval of the Modifications Subcommittee.
- Only one lamp post will be approved for each property. Post lights must be operated by photocells.
- All exterior lighting fixtures on the same elevation (front, rear, or side view of the home) must be of similar style, size, and color.
- Security lighting, such as spotlights or floodlights, must be selected, located, and oriented to minimize the impact on neighboring properties and to shine within the property boundaries. Motion sensors for security lights must be set to only trigger on activity within the property boundaries. Security light fixtures should be shielded and mounted under or immediately below the eaves.
- Security light fixtures (such as spotlights or floodlights) will not be approved as replacements for lamp posts or fixtures at front entry or garage doors. Security lights will be considered on

BROADLANDS
Modifications Subcommittee Design Guidelines

- **Lighting** – *continued*

a case-by-case basis when replacing existing fixtures at rear or side entry doors and they should be carefully directed so that no glare impacts neighboring properties. Higher intensity security lights over 1000 lumens will be considered only where they are not in close proximity to neighboring properties or front roadways.

- Wallpacks or high intensity “barnyard” fixtures are prohibited.
- Ground or tree mounted floodlights must have deep shields to effectively screen the light source from view, and they should be carefully directed so that no glare impacts neighboring properties.
- Exterior light fixtures should be “hard-wired” so that there is no visible wiring or conduit.

Seasonal decorations and holiday lighting do not require approval by the Modifications Subcommittee. The following guidelines apply:

- a. Holiday decorations and lighting must be specific and appropriate to the holiday occurring at the time of display. All decorative materials and lighting must be within the boundaries of the Lot.
- b. Exterior decorations and lighting for any holiday should be removed no later than thirty (30) days after the date of the holiday.

Submission Requirements

- Signed and dated application form.
- Description of the project.
- A copy of the property plat showing the house and any accessory structures, driveway, sidewalk, fencing, significant vegetation, property lines, and easements. Draw on the property plat showing the location of each proposed new or replacement light fixtures.
- Photos showing the house where the fixtures will be installed.
- Catalogue photos or manufacturer’s “cut sheets” of lighting fixtures including dimensions, wattage, lumens, type of lamp, finish, and color.
- Drawings describing custom fixtures, where applicable.