

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 must be a “white” color such as incandescent and metal halide.
- 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 photo cells.
- All exterior lighting fixtures on the same elevation of the house must be of similar style, size and color.
- Security lighting, such as spotlights or floodlights, should be selected and located to minimize its impact on neighboring properties. 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 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.
- Wallpacks or high intensity “barnyard” fixtures are prohibited.

BROADLANDS
Modifications Subcommittee Design Guidelines

Lighting – *continued*

- 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 must be within the boundaries of the Lot.
- b. Exterior decorations and lighting for any holiday must be removed no later than thirty (30) days after the date of the holiday.

Lighting Submission Requirements

- A copy of the existing property plat showing the house and any accessory structures, driveway, sidewalk, fencing, significant vegetation, property lines, and easements and the location of the existing and proposed new or replacement lighting.
- Photos showing the house where the fixtures will be installed and property plat showing the locations of all proposed lighting.
- Catalogue photos or manufacturer’s “cut sheets” of lighting fixtures including dimensions, wattage, type of lamp, finish and color.
- Drawings describing custom fixtures, where applicable.