

Homeowners Association (HOA) Policy on Permanent Roofline Lighting

Purpose: The purpose of this policy is to maintain the aesthetic integrity of the community, reduce light pollution, and ensure the harmonious enjoyment of properties within the HOA.

1. Definition of Permanent Roofline Lighting: Permanent roofline lighting professionally installed intended for continuous or prolonged use.

2. General Restrictions:

- Permanent roofline lighting must be approved by the HOA prior to installation.
- Lighting must not create excessive glare or spill onto neighboring properties.
- Lights may not flash, blink, or change colors unless for temporary holiday use as outlined in Section 4.
- All lighting must comply with local ordinances and dark-sky-friendly guidelines.

3. Holiday Lighting Exceptions:

- Holiday lighting is permitted from November 10th to January 24th and may be illuminated between 5:00 PM and 11:00 PM.
- Other holiday-specific lighting (e.g., Halloween, Independence Day) may be displayed no more than 14 days before the holiday and must be turned off within 7 days after.

4. Enforcement and Penalties:

- Any unapproved permanent exterior lighting installed before the adoption of this policy must be reviewed by the HOA for compliance.
- Violations of this policy will be subject to written notice from the HOA.
- Failure to comply may result in fines, removal orders, or other enforcement actions as outlined in the HOA governing documents.

By adhering to these guidelines, homeowners contribute to a cohesive, well-maintained community that values both security and aesthetic appeal.