

## **San Tan Ranch (HOA) Policy on Permanent Roofline Lighting**

Adopted 01/08/26

This Policy is to be provided to owners that have submitted architectural applications that have been approved for this type of 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 exterior lighting must be approved by the HOA prior to installation.
- Lighting must not create excessive glare or spill onto neighboring properties and only be illuminated between the hours of 5:00 PM and 10:00 PM.
- 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.
- Lighting must be warm white in color and must match other exterior lighting on the property to create uniformity within the neighborhood.

### **3. Holiday Lighting Exceptions:**

- Holiday lighting is permitted from November 1st to January 31st and may be illuminated between 5:00 PM and 10:00 PM.
- Other holiday-specific lighting (e.g., Halloween, Independence Day) may be displayed no more than 30 days before the holiday and must be turned off within 1 day 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.