

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.