

Summary of Key Restrictions for Permanent Holiday Lighting

The HOA rules for permanent holiday lighting impose several key restrictions to ensure aesthetic consistency, minimize light pollution, and maintain neighborly harmony:

- **Mandatory ARC Approval:** All permanent lighting installations, including systems like "jellyfish" or OELO lighting, *must* receive prior written approval from the Architectural Review Committee (ARC) before installation. This is a non-negotiable first step.
- **Concealment and Integration:** Lights must be low-profile, discreetly integrated into the home's architecture, and all visible wiring and mounting hardware should be minimized or camouflaged (e.g., painted to match the surface).
- **Professional Installation:** Installation must be completed by a licensed and insured professional or, at minimum, adhere to local building and electrical codes, emphasizing safety and proper workmanship.

1. Design & Appearance:

- **Color Limitations (Off-Holiday):** Outside of designated holiday periods, lights *must* be capable of displaying **only white or neutral colors**.
- **Prohibited Effects:** Excessive flashing, strobing, rapid color changes, blinking, flickering, or "dancing" effects are generally prohibited unless specifically approved for temporary events.
- **Placement Restrictions:**
 - **General Permanent Holiday Lighting:** Restricted to rooflines, eaves, and trim.
- **Brightness Control:** Lights must not produce excessive glare or light pollution for neighboring properties. Dimming features are encouraged by 100 watts (incandescent scale) or LED equivalent.

2. Usage Schedule:

Active Display Periods (When lights can be ON): Recognized holidays:

- **1.Christmas (Dec 25)**
- **Hanukkah (Dates vary by year)**
- **Diwali (Dates vary by year)**

- **New Year's Eve / Day (Dec 31 – Jan 1)**
- **Easter (Dates vary by year)**
- **Halloween (Oct 31)**
- **Fourth of July (Jul 4)**
- **Veterans Day (Nov 11)**
- **Memorial Day (Last Monday in May)**
 - **Off-Season:** When not within approved display schedules or special events, lights *must be turned off*.
 - **Special Events:** Temporary exceptions for personal celebrations (e.g., weddings, birthdays) allow use 3 days prior and 2 days past the event date, with HOA notice.

3. Maintenance:

- Systems must be kept in good working conditions, with burned-out sections or malfunctions repaired or removed promptly. Any burned-out sections or malfunctioning systems need to be repaired or removed according to ARC standards.
- **Minimizing Interference:** All permanent lighting systems must be designed to minimize light pollution and ensure they do not interfere with the enjoyment of neighboring properties.

4. Grandfather Clause:

- If you had permanent lighting installed *before* these rules were adopted, it can remain if it meets aesthetic and operational standards. However, you *must register* these existing systems with the ARC within 30 days of the rules being implemented.

The "Permanently Installed Exterior Lighting" section effectively introduces a sub-category: "Foundation Accent Lighting." While both require ARC approval and aim to minimize light pollution, they have distinct applications and specific rules:

"Foundation Accent Lighting" (Typically ground level) The homeowner must follow specific rules regarding permanently installed exterior lighting, **not listed in this subsection**.