

**Mountain Ranch Estates Homeowners Association Lighting Policy
Adopted on June 5, 2013**

The following are the guidelines laid out in our Architectural Review Committee Rules and spelled out in paragraph 3.34 of the CC&R's.

ARC Rules:

Exterior lighting: Any exterior lighting should be designed to minimize off site trespass and are subject to approval by the Architectural Review Committee. It is the belief of the developer and the county that people enjoy the dark of night to view the stars. Excessive house lights diminish the night viewing quality. Therefore, all exterior lighting should be designed to shine down with minimal glare to the neighbors and designed with the lowest possible wattage. Owners are encouraged to install high quality, attractive, architectural grade exterior lights.

Para 3.34 of CC&R's:

Exterior Lighting: Exterior lighting shall be permitted on a lot so long as: (a) the source of such lighting is not visible from neighboring property; (b) such lighting is limited to that which is reasonably necessary for the safety and convenience of the occupants of the lot; (c) such lighting conforms to such other requirements as may be imposed by the Architectural Review Committee. Notwithstanding the foregoing, owners or occupants of lots may display temporary holiday lighting, subject to the reasonable rules and regulations of the Architectural Review Committee.

The Holiday season, and the extension therein, is where we see the most misunderstanding of the intent of the CC&R's. The Architectural Review Committee has established that the approved time for Holiday or Winter lighting is November 1 through March 31, and that no decorative lights, Holiday or otherwise (which include but are not limited to lighting attached to home structures along rooflines and/or string lights, colored or white, attached to trees or eaves or other exterior or landscape locations), should remain lit after 11:00PM. This should not be an inconvenience as timers can be installed that automatically turn lights on at sunset and turn them off after a prescribed period of time. An exception would be if a resident is hosting a holiday party that extends beyond midnight. Other lighting such as decorative landscape lighting, porch and stanchion lights and spotlights located under eaves for safety purposes, which do not conform to the CC&R's, can easily be modified to lessen the impact on the neighborhood by reducing wattage and placing them on timers to turn off at or before 11:00PM. We ask that you reduce the wattage for outdoor incandescent lights to 75 watts or less. This is especially important for stanchion lighting, as they tend to be out in front of the home and affect all of the surrounding homes.

Sharon Mardula

BOARD OF TRUSTEES PRESIDENT

Sharon Mardula

SIGNED