

VI. OUTDOOR LIGHTING STANDARDS AND REQUIREMENTS

Introduction- Outdoor lights are generally allowed for safety, security and for ornamental purposes provided that such lighting does not violate any recorded covenant, adopted rule, regulation or guideline and provided it is not noxious or offensive. Outdoor lighting that is or may become a nuisance or annoyance to any owner is specifically prohibited (Article 9, Section 2, Second Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for Brady Point Preserve).

- A. Outdoor lighting attached to the building and switched from inside the building such as entry lights, lantern or carriage lights, wall lights, porch lights and security lights activated by motion detectors are generally allowed provided they are neither noxious nor offensive. Such lights are generally shown on the construction plans and approved as part of the construction.
- B. Landscape lighting whether illuminating landscape features or architectural features, walkway lighting and decorative post and/or bollard lights are generally allowed provided they are neither noxious nor offensive.
- C. All outdoor and landscape lighting not included on the original construction plans shall be reviewed and approved by the Brady Point Preserve ARC prior to installation.
- D. Lighting shall only be installed within the boundaries of the owner's deeded property. No decorative pole lights or other landscape lighting may be installed or maintained in the Brady Point Road Preserve Rights-of-Way except that "paver" lights and similar lightings devices embedded in the walkway or driveway and bollard lights with the lighting exclusively directed at the driveway or walkway surface shall be allowed.
- E. Driveway, walkway and similar application of lights generally installed in a parallel configuration shall be staggered to avoid a "runway" appearance.

- F. All lighting shall be directed or shielded such that it only illuminates the property of the owner on which the lighting is installed except as allowed in item "D" above.
- G. All outdoor lighting that automatically turns on at dark shall also have an automatic clock to turn the lights off no later than midnight. Manually operated lights shall also be turned off no later than midnight except the operating time for any outdoor lighting may be extended during homeowner parties, gatherings and similar events. Step and walkway lighting may remain on provided the lighting is solely directed to the walkway surface.
- H. Seasonal lighting displays installed to celebrate religious and secular holidays may be installed without approval of the ARC and are generally allowed provided they are neither noxious nor offensive and their use is limited to a reasonable period of time either side of the holiday event. Seasonal lighting display shall be turned off at midnight except the operation of same may be extended during homeowner parties, gathering and similar events.
- I. If such installed outdoor or landscape lighting is determined by the Brady Point Board of Directors to be noxious or offensive or to cause embarrassment, discomfort, annoyance or nuisance to an adjacent property owner, the owner of the such lights or lighting shall shield the light source, reduce the intensity of the light, remove or otherwise mitigate the offensive nature of such light or lighting.