

# Exterior Lighting Guidelines

## Architectural Control Committee

**Section 5.1: Authority:** Except as specifically provided for homebuilders in Section 5.3, no landscaping shall be undertaken, and no building, fence, wall or other structure shall be commenced, erected, placed, maintained or altered on any Lot, nor shall any exterior painting of, exterior addition to, or alteration of, such items be made until all plans and specifications and a plot plan have been submitted to, and approved in writing by the Committee.

**Section 5.4: Standards:** The Committee shall use its good faith efforts to promote and ensure a high level of taste, design, quality, harmony, and conformity throughout the Property consistent with this Declaration. The Committee shall have sole discretion with respect to taste, design, and all standards specified herein. One objective of the committee is to prevent unusual, radical, curious, odd, bizarre, peculiar, or irregular structures from being built on the Property. The Committee from time to time may publish and promulgate bulletins regarding architectural standards, which shall be fair, reasonable, and uniformly applied and shall carry forward the spirit and intention of this Declaration.

Please note that these guidelines are to help residents understand the request form but are not meant to “shortcut” the approval process. All architectural plans must be submitted for review by the ACC **PRIOR** to the commencement of any construction. Homeowner should review Declaration of Covenants, Conditions, and Restrictions at the website listed below, specifically.

- Article IV, "Construction of Improvements and Use of Lots" and
- Article V, "Architectural Control Committee"

### **Revision Dates - Version:**

20210831 - Initial draft for new guideline format

1 15 2023 -ACC Changes

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## Guidelines:

- Lighting installed at the front doors of homes will be typical for the neighborhood/original build and in context of the home. Scale, style, and color are major considerations.
- Exterior lighting of a general usage - not at front door locations - on any of the three front elevations of a property (street facing and left and right facing) will be one of two types:
  - Upwards wall wash located at the base of walls and focused such that the light washes up the building face. These fixtures can be surfaced or ground mounted.
  - Downwards wall wash installed typically in soffits such that the light washes down the building face. These fixtures will be recessed.
  - Landscape lighting will be considered by the ACC. Submit your contractor proposal for your request.

## Upward wall wash



## Downward wall wash



**Note:** Other than on the rear elevation of a property, (generally not visible to streets) NO bare, exposed spotlight type fixtures (like photo to the right) shall be installed on building exteriors to provide general illumination at the back of garages. Such fixtures will be motion sensor activated.



**No industrial type exterior lighting will be installed anywhere.**  
(Anything like photo to the right)



## Useful Links:

Architectural Control Committee:

<http://www.watterscrossing.com/architectural%20control.html>

Declaration of Covenants, Conditions and Restrictions:

<http://www.watterscrossing.com/Covenants.pdf>

Frequently Asked Questions:

<http://www.watterscrossing.com/Reminders.pdf>