

## **Lake Forest Estates Homeowners' Association**

### **CC&R Clarification #2021-02 – Holiday/Decorative and Area Lighting**

Revision: August 11, 2022

#### **Temporary Holiday Lighting**

Definition: Temporary Holiday Lighting is lighting that is traditional seasonally placed in the yard or temporarily installed to the face of the home and usually removed after the holiday season.

1. Holiday decorations will be chosen to be sensitive to the nature of inclusiveness of our community. Lighting is to be operated in good taste and not be objectionable to neighbors or visitors to the neighborhood.
2. Temporary holiday lighting systems shall be removed no later than 15 days after the holiday being celebrated.
3. Temporary holiday lighting systems may be operated as follows:
  - a. Holiday season with holiday colors: Oct 1 through January 15.
  - b. Holidays other than between Oct 1 through January 15: 1 week before the holiday through the day following.
  - c. Lights will not be operated between midnight and dawn.
4. Strobing, flickering and laser type lights are not permitted.
5. Temporary holiday lighting systems must be kept in good order.
6. The LFEHOA may operate temporary lighting in the entry island to our community from October through April at popular request.
7. No approval of the LFEHOA ACC is required for installation of temporary holiday lighting

#### **Permanent Holiday/Decorative Lighting**

Definition: Permanent Holiday/Decorative Lighting that is installed in a permanent fashion to the face of the home and is intended to remain in place year-round. This does not include security, porch, garage, or path/ground lighting.

1. Installation of permanent holiday/decorative lighting constitutes a change to the exterior of the house and requires approval of LFEHOA Architectural Control Committee.
  - a. We recommend the system be installed by a licensed and insured contractor.
    - b. Complete the Permanent Holiday/Decorative Lighting Application Form and submit contractor, sketch of installation, installation description, specifications, lighting rail material, and brochure showing installation a. Previous approved supplier i. Trimlight ([www.trimlight.com](http://www.trimlight.com))
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2. Permanent holiday/decorative lighting systems must be consistent with the home's architecture and may only be installed on the street front of the home. Homes on

corner lots may use permanent lights on the full length of the common area-facing facades. Lighting is to be installed on the eaves, behind the front fascia boards and not zigzagging across the front of the house. Lighting shall not be installed on fences or walls.

3. Casing, brackets, housings, and similar hardware must be compatible with or painted to match the trim color of the home.

4. Permanent holiday/decorative lighting systems must not have power lines, control wires, strands/strings, or string connections looped or dangling. All wire must be secured and not visible from the street.

5. Permanent holiday/decorative lighting systems may be controlled by electronic device and must have the ability to be turned on and off manually. All exterior holiday/decorative lighting or powered holiday decorations shall be manually controlled or connected to a timer or electronic control device such that exterior lights and decorations will be off between the house of midnight and dawn.

6. Permanent holiday/decorative lighting systems must be LED or newer technology, and bulbs must be small enough to be virtually invisible from the street while turned off.

7. Permanent holiday/decorative lighting systems must be dimmable with bulb spacing of 6" to 9". Bulbs must be downward facing or angled toward the wall face.

8. Chasing, flashing, or running lights are only permitted on slow setting that transition no faster than every 4 seconds. Strobing, flickering and laser type lights are not permitted.

9. Permanent holiday/decorative lighting systems must be kept in good order when in use.

10. Permanent holiday/decorative lighting systems may be operated as follows: a. Holiday season with holiday colors: October 1 through January 15.

b. Holidays other than between October 1 through January 15: 1 week before the holiday through the day following.

c. Homeowner may choose to operate the system, in color for up to 12 days per year for events of their choice.

d. For other times not included in above: Lights can be operated in white mode and low level no more than 30%.

e. Colored Lights and White Lights will not be operated between midnight and dawn.

11. Lighting is to be operated in good taste and not be objectionable to our LFE neighbors.

12. The ACC may request modifications to specific decorations, including lighting and audio accompaniments, if complaints are received.

13. If complaints are received for a particular installation, the installation homeowner agrees to work with person (people) filing the complaint to mutually resolve the issue (adjusting hours of operation, light level setting, etc.). If the HOA Board must get involved to mediate the issue, the homeowner agrees to abide with HOA Board decision to correct the situation.

14. The LFEHOA Board of Directors reserves the right to amend these directives at any time and without notice to adjust to changes in equipment, technology and to address concerns of our community.

## Permanent Holiday/Decorative Lighting Application Form

### Lake Forest Estates Homeowners' Association

PO Box 782

Maple Valley, WA 98038

Applicant:

- Lot number: \_\_\_\_\_
- Homeowner: \_\_\_\_\_
- Address: \_\_\_\_\_
- Phone number: \_\_\_\_\_

Installer:

- Contractor company: \_\_\_\_\_
- Contact person: \_\_\_\_\_
- Contact phone number: \_\_\_\_\_
- Installation date start: \_\_\_\_\_
- Installation date complete: \_\_\_\_\_

System being installed:

- Manufacturer or supplier: \_\_\_\_\_
- Description: \_\_\_\_\_
  
- Material of mounting rail: \_\_\_\_\_
- Color of house facia: \_\_\_\_\_
- Color of mounting rail: \_\_\_\_\_
- Include sketch of in installation, specifications, and brochure showing installation details

I have read the above usage instruction for permanently installed exterior holiday/decorative lighting and agree to install and operate said lighting on my home in accordance with these directives. Board directed modification will be incurred at homeowner's expense.

\_\_\_\_\_  
Signature Date