

The Woodlands at Greystone

Back Patio & Rear Yard Lighting Policy

1. Authority

This Policy is adopted by the Board of Directors pursuant to the Association's Declaration, Bylaws, and the **Pennsylvania Uniform Planned Community Act**, including but not limited to **68 Pa.C.S. §§ 5302(a)(1), 5302(a)(3), and 5310**, which authorize the Association to:

- Regulate the use, maintenance, and appearance of Lots and Common Elements;
- Adopt rules and regulations governing the use of property; and
- Prevent and abate nuisances that interfere with the quiet enjoyment of the community.

2. Purpose and Intent

The purpose of this Policy is to permit reasonable and customary use of **rear patio and rear yard lighting** for safety and enjoyment while preventing **light trespass, glare, and nighttime disturbance** to neighboring Lots, consistent with the Association's obligation to preserve residential character and protect owners' right to quiet enjoyment.

3. General Standards of Reasonableness

All rear patio and rear yard lighting shall:

- Be residential in nature and scale
- Be installed and used in a manner that is **reasonable under the circumstances**
- Not create a nuisance or interfere with neighboring owners' use and enjoyment of their Lots
- Be operated in compliance with the time, brightness, and direction standards set forth herein

Lighting that otherwise complies with this Policy may still be deemed a nuisance if its **use, placement, or duration** causes unreasonable disturbance.

4. Lighting Permitted Without ARC Approval

The following lighting is permitted **without** Architectural Review Committee (ARC) approval, provided it complies with this Policy:

- Low-level wall-mounted patio fixtures
- String or café lights installed beneath covered patios, pergolas, or overhangs
- Step lights, railing lights, and low-intensity accent lighting
- Down-lighting integrated into patio ceilings or soffits
- Any aerial lighting that extends beyond covered patios or overhangs (i.e., café light) should be temporary in nature and should be removed after 48 hours..

5. Prohibited Lighting

The following are prohibited in rear patios or rear yards:

- Floodlights, spotlights, or other high-intensity fixtures unless approved under an ARC request or installed by NV Homes.
- Lighting aimed horizontally or upward
- Lighting that casts direct illumination into neighboring windows, doors, or outdoor living spaces
- Flashing, strobe, animated, color-changing, or decorative display lighting
- Commercial-grade or industrial lighting
- Lighting installed beyond the boundaries of the Owner's Lot
- Permanent light posts or poles visible from adjacent Lots

6. Brightness, Color, and Direction Requirements

To minimize light trespass:

- Bulbs shall be **warm white only (approximately 2700K–3000K)**
- Maximum brightness per fixture shall not exceed **800 lumens** (approximately a 60-watt incandescent equivalent)
- String light (i.e., café lights) should be in the 1-5 watt range)

7. Hours of Operation

- Rear patio and rear yard lighting may be used when people are present until **10:00 PM**
- After 10:00 PM:
 - Lighting shall be turned off **or**
 - Reduced to low-level accent lighting only
- All non-security lighting shall be **off by midnight**

8. Motion-Activated and Security Lighting

- Motion-activated lighting is permitted for security purposes
- Such lighting shall:
 - Automatically shut off within **five (5) minutes**
 - Be aimed downward and limited to the Owner's rear yard
 - Not activate repeatedly due to routine neighboring activity

9. ARC Approval Required

ARC approval is required for:

- Permanently installed lighting not listed as permitted above
- Lighting mounted above the first-floor roofline
- Electrical or structural modifications visible from adjacent Lots

ARC approval does not waive compliance with this Policy or the Association's nuisance provisions.

10. Nuisance Determination

Pursuant to the Association's governing documents and **68 Pa.C.S. §5302(a)(3)**, lighting may be deemed a **nuisance** if it:

- Unreasonably interferes with another Owner's quiet enjoyment
- Produces glare or light trespass onto neighboring Lots
- Is operated in violation of the time-of-use restrictions

The Board may require adjustment, shielding, dimming, scheduling changes, or removal as necessary to abate the nuisance.

11. Enforcement and Due Process

Enforcement shall be conducted in accordance with the Association's governing documents and applicable law, including notice and opportunity to be heard as required by **68 Pa.C.S. §5310**.

The Association will seek voluntary compliance first. Continued non-compliance may result in:

- Written violation notices
- Fines or sanctions as authorized by the governing documents
- Self-help or corrective action where permitted

12. Severability

If any provision of this Policy is found to be invalid or unenforceable, the remaining provisions shall remain in full force and effect.

13. Effective Date

This Policy shall take effect on January 9, 2026 and shall apply to all Owners, occupants, tenants, and guests.
