

# **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.
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### **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.

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### **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.

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## 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..
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## 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
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## 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)
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## 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**
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## 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
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## 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.

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## 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.

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## **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

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## **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.

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## **13. Effective Date**

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

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