

Redlands Mesa Master Association Interior & Exterior Lighting Policy and Procedure

Be It Resolved, the Association hereby adopts the following for enforcing policies, rules and regulations, and other Governing Documents of the Association.

1. Scope:

To adopt a Lighting Policy outlining procedures to be followed for Builders/Members/Owners/Tenants.

2. Specifics:

In accordance with Redlands Mesa's Master Association Covenants, Codes, and Restrictions (CC&Rs), the Board of Directors (BODs) have created an Interior and Exterior Lighting Policy that shall go into effect immediately.

Under Article III, Section 3.8, Annoying Light[s]:

All exterior lighting installed or maintained on any Lot or Unit or on any Lot or Unit or on any Improvement located on a Lot shall be placed so that the light source is screened or shielded from the residence on any other Lot, from any other Unit, and from the Association Property. No light shall be emitted from any part of the Common Interest Community (including any Lot or Unit) which is unreasonably bright or causes unreasonable glare. Without limiting the generality of the foregoing, no spotlights, floodlights, or other high-intensity lights shall be permitted within the Common Interest Community without the prior written approval of the Design Review Committee. The Design Guidelines may contain standards for exterior lighting including, without limitation, standards for hue and intensity.

The Executive Board, in its sole discretion, shall have the right and authority to determine the existence of any violation of this Section 3.8 including the reasonableness of any light, sound or odor.

1. Additional DRC and HOA Stipulations:

- New-build construction is approved by the Design Review Committee and all approved lighting packages comply with Night Sky Rules.
- The objective for all lighting should be to minimize direct glare by either shielding all lights that can be seen from the outside or by installing windows that eliminate direct glare. This is done in order to avoid "light pollution." All building lighting seen from the outside shall be designed to avoid spilling onto adjacent residences and area.
- Decorative lighting shall be designed to reduce harsh glares by washing exterior walls in a downward or upward fashion to minimize the lateral effects. Light fixtures with cut-off or concealed sources with dimming capabilities are preferred. Canned type lighting in soffits must be recessed so the light bulbs are not visible, except from directly under them.
- Wattage and Lumens must be maintained by use of dimmers, shielding/veils/screens or tinted/darkened windows to reduce direct glare.
- Security lighting systems shall be designed and installed in a manner that promotes pedestrian safety and home security. Such lighting as floodlights shall be prohibited from the front and side of the house but are permitted in rear walk-out locations but must avoid spilling onto adjacent residences, and motion detectors shall be required.
- Motion detectors shall be attenuated to sensitivity within boundary of the property secured.

- ALL lighting packages must be approved by the Design Review Committee. See CC&R Section 3.8 and Design Guideline Pages IV-18 and V-15 for complete details.
- It is the job of the Association to monitor and enforce Night Sky Rules and not the DRC.

Holiday/Festivity Lighting:

- Any residential lighting for events, such as Halloween, Christmas, Hanukkah, other holidays, weddings, and the like, must be placed with minimal impact upon neighbors a primary consideration. The following shall generally apply:
 - All exterior event lighting shall be turned off by 10:00 P.M. each night.
 - With the exception of the Christmas, Hanukkah, and New Year's holiday season (or any other major holiday from November 1 through January 1), all other regular event/festivity lights must be removed within 72 hours of being placed and operational.
- Christmas, Hanukkah, New Year's and other major holidays during this season... lighting may be placed on or after November 1st and must be removed by January 15th of each year.
- The lights must not adversely impact neighbors, for example, by shining too brightly into their windows or upon their premises. The Board of Directors may make exceptions, taking into account the reasonable length of time required for any event, in its sole discretion, on a case by case basis, if application is made to the Board, in writing.
- The Board of Directors and the Design Review Committee, at the Board's discretion, shall also have the absolute authority to order the removal of offending lighting. The penalties and sanctions provided for violations of the Covenants, Conditions and Restrictions, the Covenant Enforcement Policy, the Dues Collection Policy and this Lighting Policy shall apply here as needed.

2. Compliance and Resolution:

- If a new buyer purchases a home in the Association that is in violation of the Lighting Policy, said owner shall have 12 months to remove and replace all direct-glare fixtures with properly shielded/veiled fixtures that reduce light pollution. If interior lighting creates the glare, properly tinted/darkened windows may be needed to reduce the effect of light pollution and the Board of Directors shall work with the Owner/s in violation to create a reasonable schedule for remedying violation/s of the Night Sky Rules.
- Regardless of purchasing a home/unit in violation of the Exterior Lighting Policy, all owners must comply if a violation is found to have occurred.
- The DRC shall not approve any lighting packages on new homes/builds that exceed 40 watts and are not shielded/veiled from direct glare. They shall mandate properly tinted or screened windows, if needed to reduce interior glare from violating Night Sky Rules.
- If any person feels a home/lot is in violation of this policy, a tech shall be hired to examine the lightbulb/s and or fixture/s in question. If said bulbs or fixtures are in violation, a member of the Board, DRC or HOA Managing Agent shall send a notice of violation and the owner of the home/lot shall have 7 days to respond.
- If there is no response from the owner of the home/lot/unit after 7 days, a deadline of 12 months shall be given to the owner to resolve the violation if fixture/s need to be replaced or upgraded to shield direct-glare lights.
- 30 days shall be given from date of the first notice of violation if fixtures are shielded/veiled and bulbs need to be replaced to the 40 watt maximum luminosity. Dimmers can also be installed to reduce direct glare.

- Bulbs and dimmers are easier to remedy; therefore, as shorter window to resolve the violation is given.
- Fixtures are more difficult to replace and owner/s are given 12 months to resolve lighting violations.

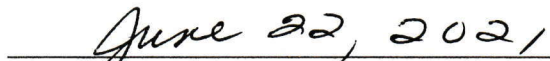
Fining:

1. To report an incident, proof must be sent to the BODs or the managing agent. Please include a description of the potential violation, the owners' address (if known) and a brief description of the violation witnessed. Pictures help expedite this process and help bolster the witnessed event if the accused Owner disputes this matter.
2. The fine for violation of any of the foregoing Exterior Lighting Policy's criteria, after 30 days for bulb infractions and 12 months for fixture/s violations shall be \$50.00 per day.
3. If an Owner is found in violation of the Exterior Lighting Policy, the BODs shall provide the owner seven (7) days to correct the issue.
4. Any Owner has the right to dispute the violation with cause.

Redlands Mesa Master Association, Inc. -



President or Managing Agent



Dated