



Rovey Farm Estates

CC&R Lighting Rules and Design Guidelines Update: Outdoor Lighting

CC&R and Guidelines which have been in place since 2004

CC&R: 4.1 Lights

Except as initially installed by the Declarant or a Designated Builder, no spotlights, floodlights or other high intensity lighting shall be placed or utilized upon any Lot or any structure erected thereon which in any manner will allow light to be directed or reflected on any other property except as approved by the Design Review Committee.

Landscape Guidelines: Landscape lighting

Lighting: Landscape accent lighting is encouraged. Lighting shall be shielded such that the light shines primarily on the Lot and should be shielded with plants or walls when possible. Colored lights are prohibited. Please consult the Design Guidelines for Architectural Improvements for additional requirements regarding Lighting.

Design Guidelines for Architectural Improvements

DECORATIVE ITEMS (INCLUDING, BUT NOT LIMITED TO, BENCHES AND OTHER SEATING ITEMS, FOUNTAINS/WATER FEATURES, LIGHT POLES, ORNAMENTAL STATUARY, ETC.)

Fountains/water features will be considered for approval with the following provisions:

- Except as approved by the Design Review Committee no fountain shall be placed or maintained nearer to
- the front property line than the walls or attached open porch of the dwelling erected on the Lot.
- The maximum height is five (5) feet.
- It is recommended that the water be chlorinated.
- It is the obligation of the owner to keep the fountain well maintained and in good operating condition.

Benches and other seating items will be considered for approval provided the maximum height does not exceed four (4) feet.

Other decorative items including but not limited to ornamental statuary, artistic work, craft work, figurines or ornamentation of any kind must be located in the rear yard and screened from view of neighbors, streets and common areas, unless approved in writing by the Design Review Committee.

Exterior Lighting will be considered for approval with the following provisions:

- Lighting shall be shielded such that the light shines primarily in the Lot; lights that create glare visible from other Lots are prohibited.
- Colored light bulbs, lenses or reflectors are not permitted.
- Light fixtures shall not exceed an illumination intensity of more than one-foot candlepower as measured from the Lot line.
- Low-pressure sodium bulbs are not permitted.
- Outside lights should be screened wherever possible with walls, plant materials, or internal shielding.

Updated Holiday Lighting Rules

Holiday lights definition: colored or white lights that are less than 10 inches from the next light in the “string” or wire.

Holiday Decorations Rules: All seasonal decorations must follow the set up and take down dates listed in the table below.

Holiday Lighting Update Chart		
Name of Holiday	Start date (can be put up)	End date (must be down by)
Martin Luther King Jr. Day – Third Monday in January	One day prior	One day after
Presidents' Day – Third Monday in February	One day prior	One day after
Valentine’s Day -February 14	One day prior	One day after
St. Patrick’s Day -March 17	One day prior	One day after
Easter	Four days prior	Four days after
Cinco de Mayo -May 5	Four days prior	Four days after
Memorial Day – Last Monday in May	One day prior	One day after
Juneteenth National Independence Day – June 19	One day prior	One day after
Independence Day – July 4	One week prior	One week after
Labor Day – First Monday in September	One day prior	One day after

Holiday Lighting Update Chart		
Name of Holiday	Start date (can be put up)	End date (must be down by)
Columbus Day – Second Monday in October	One day prior	One day after
Halloween - October 31	Second Saturday of October	First Saturday after Halloween
Veterans Day – November 11	One day prior	One day after
Thanksgiving Day – Fourth Thursday in November Christmas Day – December 25 New Year's Day – January 1	Thanksgiving weekend	Must be removed by the third full weekend in January

Lighting Guidelines and Rules for Rovey Farm Estates				
Type of Lighting	CC&R/Design Guidelines	Design Review Requirement	Lighting Specifications	Time/Location Restrictions
Holiday lights	See Board Approved	No application required- see Holiday Lighting Update Chart		Timers are recommended
Permanent Outdoor Under Eave Lights	<ul style="list-style-type: none"> Lighting shall be shielded such that the light shines primarily in the Lot; lights that create glare visible from other Lots are prohibited. Colored light bulbs, lenses or reflectors are not permitted. Light fixtures shall not exceed an illumination intensity of more than one-foot candlepower as measured from the Lot line. Outside lights should be screened wherever possible with walls, plant materials, or internal shielding. 	Requires design application and approval	<ul style="list-style-type: none"> Must use low-wattage or LED bulbs. Bulbs must emit “warm white” (typically under 3000K). No colored lights unless approved for holidays. 	<ul style="list-style-type: none"> Lights must be off by (10:00 PM Sun.-Thur.; 11:00 PM Fri.-Sat.) No flashing lights permitted except during the Thanksgiving to New Year holidays.
Carriage lights: Light bulb color	Thanksgiving to third week in January rule applies. Must be white the remainder of the year.	No application required		
Carriage lights: Fixtures		Requires design application and approval		
Motion Sensor lights	CC&R: 4.1 Lights	Requires design application and approval	See Design Guidelines for	

Lighting Guidelines and Rules for Rovey Farm Estates				
Type of Lighting	CC&R/Design Guidelines	Design Review Requirement	Lighting Specifications	Time/Location Restrictions
		Must NOT shine into neighboring properties	Architectural Improvements	
Flood lights	CC&R: 4.1 Lights	Not allowed	Floodlights are not permitted	
Ground/landscape lighting	CC&R: 4.1 Lights	Requires design application and approval		
Patio string lights	<p>Type of Light Fixtures Must be Edison-style bulbs It must be commercial-grade outdoor string lights. Solar-powered/electric allowed.</p> <p>Mounting Restrictions No attaching to fences or shared structures. Only designated ramada, pergolas, or patio structures are allowed to hang lights Prohibit permanent poles cemented into the ground.</p> <p>Height Limitations String lights can't exceed a certain height above ground (8 -10 feet).</p> <p>Attachment Method No nails or screws into exterior walls, fencing, or trees. Homeowners must use approved clips or mounting hardware.</p> <p>See additional requirements below.</p>	Requires design application and approval Must NOT shine into neighboring properties	Design Guidelines for Architectural Improvements See additional requirements below.	Sunday to Thursday turn lights off by 10 pm Friday to Saturday turn lights off by 11 pm

Patio String /Outdoor Patio Lighting

All Patio/Outdoor lighting requires Architectural Review and Approval. As with all lighting installations, the Architectural Committee reserves all rights to approve, approve with stipulations, or disapprove the use of Edison style/Backyard string lighting in its sole discretion, on a case-by-case basis, considering the unique aspects of each property.

The only type of lights that are allowed are Edison-style string lighting. The following guidelines will be used in considering submittals for Edison-style string lighting:

- a. Edison-style string lighting will not be allowed in front yards.
- b. Edison-style string lighting must be installed underneath a covered structure that blocks all light from emitting upwards. Installation under lattice-covered structures is not allowed, unless fabric or other impermeable light covering is used to prevent light from emitting upwards.
- c. Edison-style string lighting must be installed in a way that prevents excessive light trespass and must not adversely affect neighboring properties in any way.
- d. Permitted wire colors are black, dark bronze or other color to match the surface to which it is affixed.
- e. Edison-style string lighting may not be mounted higher than 8' - 10' above the adjacent finished grade. Height will depend on grade of backyard.
- f. Edison-style string lighting may not be mounted on free-standing poles or posts, fences, or on trees or plants of any kind.
- g. Edison-style string lighting must be rated for outdoor use.
- h. No more than 50 total bulbs are allowed on any one property.
- i. No more than a total of 100 linear feet of lights are allowed.
- j. The maximum light output allowed per bulb is 150 lumens.
- k. The lumens, color temperature, shape, and size of all bulbs must be identical.
- l. Bulbs must be clear so that the filaments are visible.
- m. Colored bulbs, lights that flicker, flash, blink, or animate, rope lights, and mini string lights are considered holiday lights (Thanksgiving to the third week of January) and are only permitted during the Thanksgiving to third week of January time frame.
- n. Edison-style string lighting is to be evenly distributed over the illuminated area, and the bulbs are not to be clumped together. Cascading style lights are not permitted.
- o. The application must identify where outlets and conduit are to be installed; these should be installed to minimize visibility.
- p. Edison-style string lighting may be turned on only between Sunday to Thursday 10 pm and 11 pm on Friday and Saturday. Lights must be turned off by 10 pm Sunday to Thursday and by 11 pm on Friday and Saturday.
- q. Edison-style string lighting must not be installed within 10 feet of a property line.

SPECIAL OCCASSIONS: We are aware that families have special events that would require more extensive lighting in the backyard. For example, for a wedding. Permission must be obtained using the Architectural Design Application and submitted 45 days prior to the event. Directions for setting up and take down will be provided in the review of the request. Permission must be obtained prior to set up.