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6.14. Holiday and Seasonal Temporary Lighting. Refer to Section 4.48 in the Architectural Standards section of these Design Guidelines for "*Holiday Lights and Holiday Decorations (Temporary / Exterior)*".

- Refer to Section 6.15 for "*Permanent Holiday Eave Lights*".

6.15. Permanent Holiday Eave Lights: New lighting technology has recently developed unique commercially manufactured lighting products that are comprised of tiny LED strip lights that can be discretely mounted to the underside of the fascias at the roof eaves and overhangs of the Home in a permanent manner to provide holiday lighting. Permanent Holiday Eave Lights may be allowed when approved by the DRC and subject to compliance with the following design criteria.

- a) Permanent Holiday Eave Lights must be approved by the DRC *prior* to installation. Installation without approval from the DRC may result in the removal of the Permanent Holiday Eave Lights in part or in their entirety, regardless of cost, expense, loss, or effort to the Owner.
- b) The locations and extents of the Permanent Holiday Eave Lights are only allowed to be discretely mounted below and behind the roof fascias and roof eaves at the following locations:
 - i. Permanent Holiday Eave Lights may be installed on the front elevations of the Home that face the primary frontage street.
 - ii. For a Home on a Corner Lot, Permanent Holiday Eave Lights may be installed on those portions of the side elevation that face the side street that are located in front of the existing Yard Walls. Side courtyards on a Corner Lot that are in front of the existing Yard Walls may have Permanent Holiday Eave Lights.
 - iii. Permanent Holiday Eave Lights are not allowed on any side elevation of the Home that faces a neighboring residential property with a shared property line.
 - iv. Permanent Holiday Eave Lights are not allowed on any rear elevation of the Home.
 - v. The DRC reserves the right to not approve Permanent Holiday Eave Lights in any location that the DRC deems to be inappropriate in its sole discretion.
- c) Permanent Holiday Eave Lights are intended to be located only at the eave and overhangs of the roof of the Home. Permanent Holiday Eave Lights are not allowed to be mounted to the roof surface, wall surface, posts, columns, trim, window surrounds, door surrounds, railings, fences, site walls, or other architectural elements of the house or any accessory structure. Permanent Holiday Eave Lights may not be mounted in a vertical orientation or any other layout or pattern deemed inappropriate by the DRC.
- d) Permanent Holiday Eave Lights shall be securely mounted below and behind the fascias of the roof overhangs and eaves in order to minimize the visibility of the light fixtures to the greatest extent possible. The objective is that the Permanent Holiday Eave Lights have minimal visibility when the lights are not in use. As part of the Design Review Application, Applicants are required to submit details of the lighting product and an explanation of how the lighting product is attached to the Home.
- e) The color of the housing, channel, or track of the Permanent Holiday Eave Lights shall exactly match the color of the fascias or adjacent building surface to which they are mounted. The objective is that the Permanent Holiday Eave Lights have minimal visibility when not in use.
- f) Exposed cables, conduits, wire, control boxes, and accessories associated with the Permanent Holiday Eave Lights shall be located in the least conspicuous locations

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possible and shall be painted to match the color of the adjacent building surface to which they are mounted.

- g) The Permanent Holiday Eave Lights are **ONLY** allowed to operate and illuminate during the time period between **October 1st to January 10th** of each year. **The Permanent Holiday Eave Lights may not be illuminated or operated during any other times of the year; even for short-term or temporary uses.** Failure to comply may result in fines and/or other actions as outlined in the "Noncompliance Enforcement Guidelines" of the Blossom Rock Residential Association.
- h) Permanent Holiday Eave Lights may not be used as security lighting or for general illumination.
- i) Permanent Holiday Eave Lights may not be used for landscape lighting.
- j) Permanent Holiday Eave Lights shall be maintained in an attractive and well-kept manner at all times. If the Permanent Holiday Eave Lights become broken, dilapidated, or otherwise unsightly, the Owner shall immediately remove, repair or replace the lights.
- Refer to Section 4.48 for "Holiday Lights and Holiday Decorations (Temporary/Exterior)".
 - Refer to Section 6.10 for "Security Lights".

IMPORTANT REMINDER:

*The Permanent Holiday Eave Lights are **ONLY** allowed to operate and illuminate between **October 1st to January 10th**.*

*The Permanent Holiday Eave Lights may **not** be illuminated or operated during any other times of the year; even for short-term or temporary uses.*

6.16. Prohibited Outdoor Lighting. The following lighting elements are prohibited for outdoor residential use, unless otherwise approved by the DRC:

- a) Bare or completely exposed lamps or bulbs.
- b) Outdoor lighting that is mounted higher than the eave line of the house or more than ten feet (10'-0") above adjacent finished grade (whichever is the smaller dimension) is not allowed, unless otherwise approved by the DRC.
- c) Pole-mounted or post-mounted lights are prohibited, except for low-scale pole mounted shielded landscape lights that are twenty-four inches (24") tall or less.
- d) Security lights are prohibited on any elevation of a Residence that faces a street and are prohibited in the Front Yard Zone.
- e) The installation of floodlights or spotlights above the garage door for the purpose of illuminating the driveway is not allowed.
- f) Lighting for Sport Courts, Basketball Courts, or recreation areas is not allowed, unless otherwise specially approved by the DRC.
- g) Colored lights and colored lenses are not allowed (except as allowed for Holiday and Seasonal Temporary Lighting, as outlined in Section 4.48 of these Design Guidelines and for Permanent Holiday Eave Lights as outlined in Section 6.15 of these Design Guidelines).
- h) Lights that flash, flicker, blink, twinkle, strobe, move, animate, change colors, or similar are not allowed (except as allowed for Holiday and Seasonal Temporary Lighting as outlined in Section 4.48 of these Design Guidelines and for Permanent Holiday Eave Lights as outlined in Section 6.15 of these Design Guidelines).
- i) "Rope Lights" that are exposed or visible from Public View are not allowed.