

The Seasons at Tiara Rado Owners Association
Outdoor Lighting and Night Sky Preservation Policy
Policy 13

With the continuing development of the Redlands area and the unique location of The Seasons at Tiara Rado adjacent to the Colorado National Monument, the Board of Directors desires to establish more defined standards and clarifications for exterior lighting that preserve the character of the community while still allowing homeowners reasonable lighting for safety, security, and enjoyment of their property.

The Board recognizes that enjoyment of the night sky is an important community value. The varying topography of the community, the proximity of neighboring homes at different elevations, the location of wildlife corridors, and the proximity of many homes to the Colorado National Monument make it especially important that outdoor lighting be kept to the minimum necessary for its intended purpose.

Relevant considerations include:

- Neighboring properties located at higher elevations with direct views onto lower sites.
- Direct proximity of many properties to the Colorado National Monument.
- Presence of wildlife corridors and regular activity by deer, coyotes, mountain lions, bighorn sheep, and other native species.
- Community and county goals encouraging preservation of dark skies and reduction of light pollution.
- The visual impact that outdoor lighting can have on neighboring properties, open space, scenic views, wildlife, and the Monument corridor.

Be It Resolved, The Seasons at Tiara Rado Master Homeowners Association hereby adopts the following policies governing exterior lighting within the community.

A. Exterior Lighting Standards

(1) General Standards

- a) Exterior lighting shall be installed and maintained so as to minimize glare, light trespass, and unnecessary sky glow.
- b) Lighting shall be directed toward the area intended to be illuminated and shall not create an annoyance to neighboring properties.
- c) Exterior lighting should be limited to the minimum illumination necessary for safety, security, and enjoyment of the property.
- d) As a design guideline, total landscape and decorative lighting on a residential lot should generally not exceed approximately 1,000 lumens without specific DRC approval.

(2) Fixtures

- a) Exterior fixtures shall be fully shielded or designed to direct light downward.
- b) Up-lighting of buildings, walls, trees, landscaping, architectural features, or similar elements is prohibited.
- c) Unshielded floodlights are prohibited.

- d) Dark-sky compliant fixtures are required by the DRC for new construction or major exterior renovations.
- e) Fixture finishes shall comply with DRC-approved colors and materials.
- f) Lighting shall not be directed toward or create substantial light spill onto open space tracts, drainage corridors, wildlife corridors, neighboring properties, or the Colorado National Monument.

(3) Color Temperature

- a) Outdoor lighting shall not exceed 3,000 Kelvin.
- b) Color temperatures between 2,200 to 2,700 Kelvin are encouraged and preferred for landscape and decorative lighting.
- c) Bright white, cool-white, or blue-white lighting exceeding 3,000 Kelvin is prohibited.

(4) Brightness

- a) Pathway and landscape lighting shall generally not exceed 100 lumens per fixture. 85 lumens is the preferred limit.
- b) Landscape and decorative lighting shall be limited to the minimum brightness necessary for the intended purpose.
- c) Excessive illumination, glare, light trespass, or visual impact, as determined by the DRC, may require reduction in fixture quantity, brightness, or operating hours (see below).

(5) Automatic Controls

- a) Timers, photocells, astronomical timers, and motion sensors are encouraged.
- b) Landscape and decorative lighting should generally be extinguished by 10:00 p.m.
- c) Motion-activated security lighting should automatically turn off after a reasonable period following activation.

B. Design Review Requirements

(1) New construction and exterior projects involving outdoor lighting shall include submission of a lighting plan.

(2) The DRC requests fixture specifications, lumen ratings, color temperature information, fixture locations, or other information necessary to evaluate compliance with this Policy. Applications involving substantial exterior lighting shall include renderings, visual simulations, photometric studies, or other illustrative materials sufficient to allow the DRC to evaluate the proposed lighting and its potential impacts on neighboring properties and surrounding areas.

(3) The DRC may require modifications where proposed lighting is determined to create excessive glare, light trespass, or visual impacts.

C. Existing Lighting

Lighting installed prior to adoption of this Policy may remain in place. Replacement fixtures, significant modifications, or lighting that becomes the subject of documented complaints may be required to comply with this Policy.

D. Violations

Violations may be reported by any community member and submitted to the Board in writing. Complaints should include a description of the violation and supporting photographs whenever practical.

E. Fines

The Board of Directors may impose fines for violations in accordance with the Association's Policy for Covenant Enforcement and current state laws.

F. Amendment & Deviation

The Board of Directors may amend this Policy from time to time and may deviate from the procedures set forth herein if, in its sole discretion, such deviation is reasonable under the circumstances.

Certification: The undersigned, being the Secretary of the Association, certifies that the Board of Directors of the Association adopted the foregoing resolution and in witness thereof, the undersigned has subscribed his/her name:

The Seasons at Tiara Rado Master Homeowners Association

Secretary: Gretchen Gahm

Signature and Effective Date: _____