

Structural Alterations

- No bearing walls, ceilings, floors, or other structural or utility-bearing components of the building may be pierced, altered, or repaired without prior approval from the ACC.

6.13 Exterior Lighting Policy

- Installation: If a homeowner wants to install Govee or other permanent decorative lights, they must meet the following guidelines:
 - The light wiring must match the soffit for it to remain after the holiday season.
 - If the light wiring doesn't match the soffit of your home, it must be removed after the holiday season within 15 days.
 - Any extension cord used to power the lights must not be visible/dangling.
- Homeowners are required to provide pictures/ diagrams of planned installation with submission of request.
- Homeowners with installed lights whose installation fails (starts to fall/becomes detached) will be given a written notice to become compliant within 15 days to repair/remove before a fine is issued
- Lights are allowed to be turned on during national holidays (specific days only) and the following festival dates:
 - New Year's Day January 1
 - Martin Luther King's Birthday 3rd Monday of January
 - Washington's Birthday 3rd Monday of February
 - Memorial Day last Monday of May
 - Juneteenth National Independence Day June 19
 - Independence Day July 4
 - Labor Day 1st Monday of September
 - Columbus Day 2nd Monday of October
 - Halloween October 31
 - Veterans' Day November 11
 - Holiday season (2nd week of October through 1st week of January)
- Festival dates may change each year for some cultures, homeowners are requested to email the HOA if they plan to light holiday lights during other major festivals including, but not limited to:
 - Diwali
 - Eid al-Fitr
 - Chinese Lunar Month.
 - Tet (Vietnamese New Year)
 - Dia de Los Muertos (Day of the Dead)
- All holiday lights that are visible from outside the home should be removed by the specified deadline and not be left in place, even if they are not illuminated.

- All outdoor lighting festive lighting need to adhere to following usage hours 6 PM until 10 PM each evening. Landscape and sconce lights (installed by builders) for safety and security reasons can be on from dusk to dawn.
- No lighting will infringe on the neighboring property and/or produce excessive glare. An excessive number of fixtures, or excess light levels and glare will not be allowed.

6.14 Holiday Decorations

4 weeks before and 2 weeks after major festivals like Halloween, Christmas etc., homeowners can display holiday decorations like floats or blowups.

6.15 Backyard Patio-string Lighting Policy

Low voltage string lighting may be installed in the backyard without prior review if it meets the following requirements:

- The top of light poles shall be no higher than 7 feet tall above the ground once installed (including those attached to fences).
- If the string lights are installed within the patio or gazebo they need to be hidden under the eaves.
- LED lighting is preferred as there is less risk of overheating or fire.
- All light bulbs need to be in monochrome color (warm white or soft white).
- String lights must be oriented downward and not be directed upward or outward. Umbrella shade/cafe type string lights are highly recommended. These types of string lights reduce light spillage into neighboring properties more than just uncovered bulbs.
- Lights shall not be wound around poles, trees, bushes, or other vertical/horizontal stationary items in a manner that directs light into neighbors' windows.
- Users shall adhere to the following usage hours:
 - o Sunday – Thursday: On as early as 6 PM, off no later than 10pm
 - o Friday – Saturday: On as early as 6 pm, off no later than 12am (midnight)

Upon receiving complaints from neighbors, the HOA shall perform an illuminance measurement on the complainant's property. The following specifies how the measurement will be performed and graded:

The illuminance measurement will be done using a lux meter using the highest reading 6 feet from the property line. If the light spillage restriction of 200 lux or less is met, the resident may then continue use of the lights. If light spillage exceeds the desired level of 200 lux, the resident shall take remedial action to correct before operating the lighting (i.e., reducing the number of lit bulbs or removing a few lights, etc.).