



FIRST COLONY
COMMUNITY ASSOCIATION

OUTDOOR LIGHTING

Article VIII, Section 5 of the Declaration of Covenants, Conditions, and Restrictions for First Colony (the "deed restrictions") require that:
... plans and specifications showing the nature, kind, shape, color, size, materials, and location of such modifications, additions, or alternatives shall be submitted to the Modifications Committee for approval ...

The following guidelines have been developed to assist homeowners in complying with the above requirement of the deed restrictions. Some individual neighborhoods may have more restrictive guidelines, which will supersede these guidelines. Provided these modifications are in compliance with these particular guidelines, it is not necessary to submit for approval except as noted below, however, in the event there is any deviation from these guidelines, approval is needed or it will be considered a deed restriction violation and may be subject to a fine.

Acceptable Types of Outdoor Lighting

All outdoor lighting (with the exception of low voltage landscape lights and lampposts, which are addressed below) shall be one of the following acceptable types:

1. High-pressure sodium fixtures, not to exceed 75 watts
2. Incandescent floodlights, not to exceed 150 watts
3. Gas lights
4. Low voltage landscape lighting
5. Florescent lights with wattage not to exceed 150 watts

Location

Outdoor lighting should be installed in such a way as to minimize the amount of spill light that shines on adjacent properties, homes or streets. Lighting fixtures should be adjusted such that they illuminate only your own property or house.

In keeping with the theme of the previous paragraph, lighting installed to delineate the perimeter of one's lot is explicitly not allowed.

In addition, lights installed above the first story of a home should be of a low enough intensity so as to not spill into neighboring yards. Lights mounted above the garage should not be used to illuminate the entire driveway.

All outdoor lights must be installed on either the body of the house or garage. The only exceptions are low voltage landscape lighting (see below) and lampposts located in the front yard (see below).

Low Voltage Landscape Lighting

Low voltage landscape lights may be located at ground level on the lawn or in flowerbeds. They should not be used to outline driveways or sidewalks in such a way as to resemble "Christmas Lighting." Landscape lights that are visible from the street must be white except during the Christmas season (see below). In certain limited situations, landscape lights along a front walkway may be permitted – such as when the walkway is a step up design. This use of landscape lighting will require specific approval.

Lampposts

The following guidelines apply only to neighborhoods in which lampposts are allowed. See the Supplemental Deed Restrictions for your subdivision to determine whether or not lampposts are allowed. Lampposts must meet the following requirements:

1. One freestanding lamppost is allowed in the front yard. It must not be placed in the street easement between the street easement between the street and the sidewalk. The lamppost must be set directly into the ground and cannot be installed on any type of raised base.
2. Lampposts may not exceed seven feet in height, including the globe and any decorative components.
3. Lampposts may have the following types of fixtures:
 - Incandescent, not exceeding 100 watts.
 - Gas, not exceeding the equivalent amount of light produced by a 100-watt incandescent fixture.
 - High-pressure sodium, not exceeding 35 watts.

For lampposts with multiple fixtures, the total wattage of all fixtures may not exceed the wattage stated above.

5. The fixture must be Underwriter Laboratories (UL) approved.
6. The lamppost must be constructed of metal.
7. The lamppost must be one of the following colors; black, white, brass, neutral or earth tones.
8. The lamppost must harmonize with the architecture of the house and the neighborhood. Unless otherwise approved, lamppost must be common carriage light design.
9. Excessively ornate lampposts will not be permitted.

Please note that some neighborhood guidelines specifically prohibit all freestanding lights (including lampposts) in public view – including reserves and the golf course. Please check your specific neighborhood guidelines before installing lampposts. Any lamppost not conforming to these guidelines will require specific approval by the Modifications Committee.

Lighting Modifications during the Christmas Season

The Christmas season is defined, for the purposes of this document, to extend from Thanksgiving to January 5. Decorative Christmas lights are defined here to include low voltage landscape lights whose colors are modified for the season. At the end of the Christmas season, decorative Christmas lights must be removed and landscape lights must be restored to their original white color.

NOTE: Some neighborhoods may have more restrictive guidelines, which would supercede these guidelines.

The FCCSA Executive Director approved these guidelines on the 25th of April, 2002 based on authority by the Board of Directors. Changes to these guidelines may be made at any time without prior notice.


Sandra K. Denton, Executive Director