

ADDENDUM B – TEHALEH ARCHITECTURAL MODIFICATION DESIGN MANUAL

PERMANENTLY INSTALLED LIGHTING

- The Tehaleh Board of Directors approved the addition of permanently installed lighting to the Architectural Modification Design Manual Directives on April 19, 2021.

The Board and/or ARC reserves all rights to approve or allow exceptions to these Directives on a case-by-case basis, as it deems appropriate.

Technical, Design, Use Directives

- All permanent exterior holiday lighting systems (Trimlight www.trimlight.com or similar) constitute an exterior addition, change or alteration under Section 5.6.4 of the Declaration and require approval from the Tehaleh Architectural Review Committee (ARC). The Tehaleh ARC will consider such requests made in writing using the Application Form, that in addition to other elements required by the Application Form, must include; a) the system design specifications; b) applicable contractor information for the installation; and c) signed acceptance of these terms incorporated into the Application Form.
- Permanent holiday lighting systems must be professionally installed (Class B permit) and comply with local building and electrical codes.
- Permanent holiday lighting systems must be consistent with the home's architecture (by way of example only, and not limitation, they must accent rooflines, eaves and facias and not zigzag across the front of the house) and they may only be installed on the street front of the home with not more than a 10' return on each side. Homes on corner lots may use permanent lights on the full length of both common area-facing facades with not more than a 10' return on the sides adjacent to neighboring units. Lighting shall not be installed on fences or walls.
- Casing, brackets, housing and similar hardware must be compatible with or painted to match the trim color of the home.
- Permanent holiday lighting systems must not have power lines, strands/strings, or string connections that are visible from any other house or any street.
- Permanent holiday lighting systems may be controlled by electronic device and must have the ability to be turned on and off manually. All exterior holiday lighting or powered holiday decorations shall be manually controlled or connected to a timer or electronic control device such that exterior lights and decorations will be off between the hours of Midnight and 5:00 am.
- Permanent holiday lighting systems must be LED or newer technology, and bulbs must be small enough as to not be visible from the street while turned off.
- Permanent holiday lighting systems must be dimmable with bulb spacing of 6" to 9". Bulbs must be downward firing (facing) and emit no more than 20 lumen per bulb.
- Chasing, flashing, or running lights are only permitted on slow settings that transition no faster than every 4 seconds. Strobing, flickering and laser type light are not permitted.

- Permanent holiday lighting systems must be kept in good functioning order at all times. Missing or burned-out bulbs must be replaced or repaired immediately. Lights must not be operated until replacement or repairs are completed.
- Permanent holiday lighting systems may be operated as follows:
 - a) Holidays occurring in months other than the month of December: seven (7) days before the holiday begins and one day after the holiday ends.
 - b) Holidays occurring in whole or in part during the month of December: thirty (30) days before the holiday begins and seven days after the holiday ends.
- Trimlight or an equivalent system may be used for security lighting as follows: Only lights installed at/above entry porches or doorways, rear yard porches or covered patios, and side yard covered patios may be used for security lighting. The intent is to allow lighting only in those areas where there are exterior doors or patio doors. Security lighting systems may be controlled by electronic device and must have the ability to be turned on and off manually. This may require a separate controller from the Holiday light controller. Programmable electronic LED Security lighting shall be installed at a bulb spacing of 6" to 9", be white in color only, operated at 30% brightness, and utilize only every other bulb.
- The ARC may request modifications to specific decorations, including lighting and audio accompaniments.

Directive Amendments

The ARC and the Association reserve the right to modify, change, expand, or amend these Directives for permanently installed lighting at any time and without notice in order to adjust for changes in equipment or technology, as well as to further the objectives and criteria for permanently installed lighting within the Association, subject to applicable laws.

I have read the above usage directives for permanently installed exterior lighting and agree to install and operate said lighting on my home in accordance with these directives.

Signature

Date