

LIGHTING

Heritage Hills residents value and appreciate the ability to enjoy views of dark night skies. Lighting within the neighborhood was originally designed to this end and continues to be supported within the Design Standards.

Exterior and Landscape Lighting

- a) Each home must have at least one dusk-to-dawn light in the front of the house. Post/pillar lights may be repaired and replaced, but may not be removed
- b) Must be conservative in design and compatible with the style of your home
- c) Must be hooded/recessed and use “cut-off” fixtures directed to eliminate glare to neighbors; lighting shall not illuminate beyond the property line as to light any neighboring property and/or common area
- d) Lighting must be directed to illuminate only walks, deck surfaces, and landscaping. Architectural lighting may be used to highlight a home’s architectural features (e.g., gables, arches, columns)
- e) All exterior lighting must not exceed the light intensity equivalent in a fifty (50) watt incandescent bulb
- f) Use of warm tone lighting is preferred over bright cool tones
- g) No fixture may be placed more than a maximum of eight feet (8’) above the adjacent surface, except for architectural lighting (within soffits) and security lighting (see below)
- h) Landscape lighting shall be automated and controlled by a timer or photoelectric system. Lighting controls shall not be mounted on perimeter walls and cannot be visible from street view or view of neighboring property
- i) Lighting that will cause glare or discomfort, or disrupts the visual environment of neighboring homes is not permitted
- j) The following are not permitted:
 - i. Colored lenses or bulbs (except for temporary holiday displays; reference the Heritage Hills HOA Community Standards)
 - ii. Blinking, flashing, or changing intensity lights (except for temporary holiday displays; reference the Heritage Hills HOA Community Standards)
 - iii. Above-ground plastic housings and connections

- iv. Post lights in rear yards
- v. Searchlights and floodlights
- vi. Lighting systems for basketball systems and tennis/sport courts

Permanent Holiday Lighting (often advertised as “Architectural Lighting”)

Permanent holiday lighting, often advertised as “architectural lighting”, is permitted:

- a) Housing for lights must match house paint color
- b) Housing for lights must be affixed in a manner such that the housing for the lights does not fall below the fascia
- c) Lights may be used to highlight architectural features of the home (e.g., gables, arches, columns) as the homeowner sees fit. At no time must lights be configured in a manner that could be construed to be holiday lighting
- d) Lights must meet the standards for Exterior and Landscape Lighting
- e) Use of lights for holiday lighting must follow the Heritage Hills HOA Community Standards for “Holiday Decorations / Lighting”
- f) Note that if a homeowner wishes to paint their home a new color, the holiday lighting will need to be removed (housing for holiday lighting cannot be painted). A new DRR would be required if holiday lighting is to be reinstalled

Security Lighting

- a) Security lighting must be affixed to the house, be triggered by motion sensor and, when activated, on no longer than five (5) minutes. Sensitivity to movement must be properly adjusted so as not to create an annoyance
- b) Security lights should be placed no higher than the ground floor eaves
- c) Light from a security light should not project on neighboring houses/property