



Addendum to section 2.19 Exterior Lighting

The purpose and intent of this Addendum is to establish rules for holiday light displays in accordance with the Master Declaration of Conditions, Covenants & Restrictions (CC&Rs) and the Residential Design Guidelines (RDG), Section 2.19 Exterior Lighting to preserve the beauty and quality of the night sky as well as protect delicate ecosystems.

Per Section 2.19 Exterior Lighting in the Residential Design Guidelines, “Exterior lighting is permitted to the extent required for safety, but should be kept to a minimum as to preserve the ‘dark sky’ throughout the community.” Furthermore, “[s]ources are to be incandescent, halogen or other white light, not sodium vapor or other colored light, except for **temporary** holiday lights.”

For purposes of Section 2.19, the term “**temporary**” shall refer to the following designated time periods during which holiday lights are allowed to be displayed, and shall exclude all other time periods than those specifically designated to keep exterior lighting to a minimum:

- Residents are permitted to display **temporary** holiday lights located on or visible from the exterior of their home or Lot for the winter holiday season from November 1 to January 15. Winter holiday lights, including mounting tabs may not be installed before October 15 and must be removed by March 1, unless weather prohibits safe removal.
- Residents are permitted to display **temporary** holiday lights located on or visible from the exterior of their home or Lot during other times of the year, from one week before to one week after, for Valentine’s Day, St. Patrick’s Day, Easter, Fourth of July and Halloween.
- Residents are encouraged to utilize timers so that the lights are not on all night long impacting neighbors and migratory birds.

Permanent light installations or fixtures must be submitted to the Town Design Review Board for approval per section 6.1 Improvements – Generally in the Master Declaration of Covenants, Conditions & Restrictions (CC&Rs).

2.19 – Exterior Lighting. Exterior lighting is permitted to the extent required for safety, but should be kept to a minimum as to preserve the “dark sky” throughout the community.

3.1.7.4 – Powers of Town Association. Association Rules. The power to adopt, amend and repeal such rules and regulations as the Town Council deems reasonable or appropriate for the health, welfare and safety of the residents Hidden Springs or to carry out the purpose and intent of the Community documents and including without limitation, ... (iv) installation, placement and hours of operation for exterior lighting fixtures on the Hidden Springs Property. (CC&Rs)

3.1.7.21 – Animals and Wildlife Habitat. Establish, implement and enforce programs, services, education activities, regulations, restrictions and controls with respect to wildlife habitat and animal management, and as otherwise necessary or appropriate to achieve the “Wildlife Strategy” identified in Section 3, 3-22 and 3-23 of the Town Plan. (CC&Rs)

3.3.3 – Design Guidelines. Improvements Generally. The Town Design Review Board shall promulgate, publish, amend and supplement from time to time the Residential Design Guidelines. (CC&Rs)