



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 to 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, “[e]xterior lighting must be located within the Building Envelope. Light sources should not be visible from off-site and generally be directed down.” Also, [s]ources are to be incandescent, halogen or other white light, not sodium vapor or other colored light, except for **temporary** holiday lights.” For the complete Section 2.19 refer, to page 2-35. 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 installed and displayed, and shall exclude all other time periods than those specifically designated, to keep exterior lighting to a minimum and preserve the “dark sky” throughout the community:

- 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. All winter holiday lights, including tabs and decorations must be removed by March 1st or sooner if weather permits.
- Permanent holiday light installations or fixtures (fully shielded at the top so the light is directed downward) 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). For other holidays, residents with approved permanent holiday light installations are permitted to display holiday lights located on or visible from the exterior of their home or Lot beginning three days before and ending one day after such other holidays.

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 of 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)

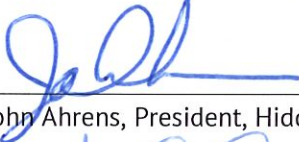
6.1 – Improvements – Generally. All Improvements shall be designed, constructed, maintained, improved, operated, repaired and replaced in such a manner as to promote compatibility between the types of uses contemplated by this Master Declaration and the Town Plan. (CC&Rs)

10.13 – Association Rules shall mean those rules and regulations promulgated by the Town Association governing conduct upon and use of the Hidden Springs Property under the jurisdiction or control of the Town Association or a Neighborhood Association, the imposition of fines and forfeitures for violation of Association rules and regulations, and procedural matters for use in the conduct of the business of the Town Association or a Neighborhood Association.

Publication:

A copy of this Addendum shall be sent to all Owners at their last known address, and maintained online with the other Hidden Springs policy documents.

DATED this ____ day of May, 2022.



John Ahrens, President, Hidden Springs Town Council



Garry Stanislaw, Secretary, Hidden Springs Town Council



Stephanie Wright, Hidden Springs Treasurer



Ryan Luke HSTA Council



BRADLEY R. SMAFEN
HSTA VICE PRESIDENT