

The Reserve at Mill Creek

Regulations for Permanent Holiday/Outdoor Lighting

1. Placement and Installation

- All permanent lighting must be designed specifically for that purpose. No standard or traditional holiday lighting may be left up year-round.
- All permanent lighting must be installed as **downlighting**, with illumination directed downward, specifically on the **corners and peaks** of the home.
- **Mounting:** Lights must be securely fastened to the **underside of the soffit** using screws and/or mounting plates. Adhesive tape installation is **NOT** permitted.
- **Concealment:** All wiring and fixtures must be neatly secured and concealed to maintain a professional and unobtrusive appearance. Wires may not be loose and “hanging”.
- **Color Coordination:** Wiring must match the color of the soffit/eaves. **Example:** No black wires on white soffits.
- **Prohibited Installations:**
 - Lights **may not** be installed along the fascia.
 - Lights **may not** traverse the roof’s ridgeline or pitch.
 - Power supply lines **must not** drop down exterior walls or be visible from the street.
 - Connections or wiring **cannot** cross fascia to reach another roof level.

2. Use and Operation

- **Landscape Lighting:**
 - Only **white lights** may be used year-round for landscape downlighting.
 - Colored lights are **only permitted** during designated holiday periods.
 - A minimum spacing of **5 feet between lights** is required for a clean, subtle effect.
- **Holiday Lighting:**
 - Colored lights may be used for festive themes **only** during approved holiday periods.
 - Flashing, strobing, or programmed movement effects are **not permitted** outside of designated holiday use.
- **Overall Aesthetic:** Lighting must enhance the home’s appearance while maintaining the neighborhood’s uniform aesthetic.

3. Approved Holiday Periods for Colored Lighting

Colored lighting is permitted **only** during the following holiday periods:

- **Independence Day** (July 4 – single day only)
- **Halloween** (October 15 – November 5)
- **Christmas & New Year's Season** (Day after Thanksgiving – December 31)

4. Maintenance and Compliance

- All lighting must be kept in **proper working condition** at all times.
- **Broken, flickering, or malfunctioning lights must be promptly repaired or replaced** to uphold the community's standards.
- The Board of Directors reserves the right to require removal or modification of lighting that does not comply with these guidelines.
- No courtesy notices will be issued for violations related to permanently mounted lights. Any violation will result in an immediate fine.
- When installation is complete, you must notify the management office and a compliance inspection will be conducted.

I have read, understand, and agree to comply with the above regulations regarding permanent holiday/outdoor lighting.

Homeowner

Date