

Green Mountain Phase 1 Homeowners Association

Resolution No. 2025-01: Holiday and Permanent Lighting Resolution

WHEREAS, the Declaration of Covenants, Conditions, Restrictions, and Easements (“CC&Rs”) for Green Mountain Phase 1 Homeowners Association (“Association”) establishes standards for exterior improvements and lighting, including Section 5.13, which requires that lighting be installed to reasonably eliminate glare and annoyance to adjacent property owners, and Section 5.20.15, which allows seasonal holiday lighting and decorations if removed within 30 days after the celebrated holiday; and

WHEREAS, the Board of Directors (“Board”) is empowered under Article 9 §9.1 of the CC&Rs and Article 6 §6.5 of the Bylaws to interpret, clarify, and adopt rules for the enforcement of the Governing Documents; and

WHEREAS, the Board finds it in the community’s best interest to clarify requirements for both temporary seasonal holiday lighting and permanent exterior lighting systems to ensure neighborhood consistency, safety, and visual harmony;

NOW, THEREFORE, BE IT RESOLVED that the Board adopts the following clarification and standards:

Section 1. Permanent Exterior Lighting

1. ARC Approval Required. All permanent exterior lighting systems—including LED strip lighting, recessed lighting, or any fixture requiring tools for removal—must receive Architectural Review Committee (ARC) approval prior to installation.
2. Permanent outdoor lighting fixtures may be installed along rooflines, eaves, or other architectural features, provided they are concealed within channels or trim that match the home’s exterior color and are not visible when turned off. If a Trimlight or similar system is used, the track or housing must match the trim color of the home.
3. Lights must be installed under eaves or rooflines only. Window and door installations may be considered on an individual ARC basis if they blend architecturally and are hidden from street view.
4. All fixtures must be concealed from street view and not visible when turned off, except where impossible due to design and specifically approved by the ARC.

5. Lights shall point downward or toward the home and not project beyond the Lot line. Lighting shall comply with CC&R §5.13 to avoid glare and disturbance to adjacent homes or passersby.
 6. Residents may use approved permanent lighting year-round for holidays, celebrations, or accent lighting, provided operation does not create a nuisance or excessive brightness. No limitation is placed on color or timing, so long as the lighting remains in compliance with Section 5.13.
-

Section 2. Seasonal Holiday Lighting and Decorations

1. Seasonal or temporary holiday lights and decorations may be installed no earlier than 30 days before the celebrated holiday and must be removed within 30 days after that holiday, per CC&R §5.20.15.
 2. Seasonal, temporary holiday or celebratory signs and flags on a Lot will be considered decorations that may be installed no earlier than 30 days before the celebrated holiday and must be removed within 30 days after that holiday, per CC&R §5.20.15. They will not be considered violations against CC&R §5.20.16 Signs or CC&R §5.20.17 Flags.
 3. Temporary lighting shall not exceed reasonable brightness and must not create glare, flashing patterns, or noise disturbances affecting other residents.
-

Section 3. Violations and Enforcement

1. Failure to obtain ARC approval before installation of a permanent lighting system constitutes a violation of the CC&Rs.
 2. Any violation of this Resolution may result in enforcement action and fines as defined in the Association's Fine and Enforcement Resolution 2024-002.
-

Section 4. Effective Date

This Resolution is effective upon Board approval and distribution to all owners. It clarifies and supplements CC&R §§ 5.13 and 5.20.15 and supersedes any prior informal guidance on lighting.

Adopted this ____ day of _____, 2025

By resolution of the Board of Directors, Green Mountain Phase 1 Homeowners Association

President: _____

Secretary: _____
