

ISSUE #1

EXHIBIT B –Exterior Lighting

MARKUP #1 ->

The following lights are not allowed on the exterior of homes (including front, sides, rear, roof, soffits, lanais, pools, or yards):

- Any light that has a warmth value greater than 3000 Kelvin
- Neon lights
- Neon LED strip lights
- RGB (Red-Green-Blue) LED lights, except during Holiday season as defined below
- LED strip lights (single-color or color-changing), except during Holiday season as defined below
- Addressable RGB (50 different colors all at once)
- Lights accompanied by music
- Lights aimed at the street or neighbor

Types of lights allowed:

Light fixtures

- Incandescent lamps: Up to 75 watts each with a maximum of 3000 Kelvin warmth (warm white)
- LED lamps: Up to 10 watts each with a maximum of 3000 Kelvin warmth (warm white).
- Color RGB LED and LED strip lighting is allowed during the Holiday season only (“Holiday season” is from Thanksgiving until January 7) and must be incorporated into an overall holiday season decoration scheme*.

Accent lights are only allowed in-ground and projecting to the body of the house or onto the ground (path lights) or trees/shrubs but not to the right-of-way nor to the neighbors. The following type of lights are allowed:

- LED lamps: Up to 3-5 watts per lamp. Maximum number of lamps is 10 lamps per 40 linear feet along the home
- Must be Warm White and not exceed 3000 Kelvin
- Brightness not to exceed 40 Lumens per lamp

String Lights are allowed within lanais and in warm white only; 2 LED watt maximum per light bulb (lamp), dimmable and not flashing. Installed no closer than 3 ft between bulbs. 3000 Kelvin maximum.

Security lighting may be used with higher wattage so long as the lights do not exceed 2700K to 3000K and are only used in motion detector mode. RGB LED and LED strip lighting is not allowed as security lighting.

*Holiday lights (incandescent or LED lamps, or RGB LED, or LED strips, as described above) are allowed for seasonal display, but should be installed no earlier than Thanksgiving and taken down by January 7.

MARKUP #1 · CONFLICTS WITH MANDATORY STATE STATUTE

BOARD & COUNSEL REVIEW

Sec. 8 (p. 9): Holiday decoration restriction imposes fines without the mandatory 1-week written notice cure period under HB 1203.

Statutory / Legal Reference: Fla. Stat. § 720.305(2)(b) (HB 1203)

Statutory Comparison: Under Fla. Stat. § 720.305(2)(b), an HOA may not levy a fine or suspension for leaving holiday decorations or lights on a structure or parcel longer than indicated in the governing documents unless they are left up for more than 1 week after the board provides written notice of the violation to the parcel owner.

CURRENT WORDING IN DOCUMENT:

of 9 (V13) EXHIBIT B - Exterior Lighting The following lights are not allowed on the exterior of homes (including front, sides, rear, roof, soffits, lanais, pools, or yards): * * * * * Any light that has a warmth value greater than 3000 Kelvin

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

Pursuant to Fla. Stat. § 720.305(2)(b), no fine or suspension shall be imposed for holiday decorations or lights unless such decorations remain displayed for more than one (1) week after the Board delivers written notice of the violation to the parcel owner.