

## **Residential Lighting Guidelines for The MAC Architectural Guidelines**

### **3.8 Exterior Residential Lighting**

Exterior Lighting is to be kept to a minimum. No exterior light whose direct source is visible from a street or neighboring property or which produces excessive glare to pedestrian or vehicular traffic will be allowed. Indirect sources and horizontal cut-off fixtures are recommended to reduce glare and provide general ambient light. Fixtures for tree lights shall be installed in a down configuration and shielded so as not to be visible from adjacent properties. Use of other than white or color corrected high intensity lamps, as exterior lights will not be allowed. Holiday lighting is an exception. Sodium or non-shielded HID lamps are not allowed. Approval of the proposed illumination plan is required by MAC at the Final Design Review submittal and is to be part of the landscape plan required in section 2.5 and 3.11

- A. Currently installed landscape fixtures are exempt i.e. installed before May 2004.
- B. New fixtures shall be installed to comply with the following:
  - wattage not to exceed 150 watts per fixture,
  - tree lights shall be installed in a down configuration with cutoff shielding. (see exhibit B), up lighting is discouraged, and
  - all installed lighting shall not disturb any of the immediate neighbors.
- C. Walkway lights are limited to 50 watt lamps and will be focused so the light shines towards the ground.

**3.8.1 Tennis Courts and lighting:**  
Tennis courts are not allowed.

**3.8.2 Sports Courts and Lighting:**

Sports courts (where allowed) are not intended to be regulation-size basketball or tennis courts; their size, if approved, shall not exceed 2,000 square feet. Sports courts may be approved if their design integrates features which will prevent obtrusive noise and views from adjacent lots or the street by using means such as depressing, berming and/or heavy landscape screening. Night lighting of sports courts is limited to the following design requirements:

- A. Light levels shall be for recreational play and not exceed an average maintained (see Light Loss Factors under Approval Process) level of 10 fc (foot candle) over the playing surface.
- B. The lighting fixture shall be a sharp cutoff type 4 distribution as designated R4SC fixtures with less than 3% of the luminaries' intensity falling behind the pole. (see exhibit A)

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- C. The bottom of the light fixture will not exceed a height of 16' above the playing surface.
- D. The light source shall not exceed 250 watts per pole.
- E. The lighting design shall control Spill light, Glare and Sky Glow.
- F. Light sources used shall be HPS (high pressure sodium) MH (metal halide) or Quartz halogen. New sources shall be considered for review as they become available.
- G. Evergreen vegetation shall be used to provide natural buffers for line of site viewing of the light fixtures and control of light trespass.
- H. Sports court lighting will not be operated between the hours of 10:00 PM and 7:00 AM. The installation of a timer is required and set to shut off the lighting at 10:00 PM and restore power at 7:00 AM. A manual override switch is also required to prevent the lights from coming on unless the switch is thrown.

Approval Process

Using the above criteria the Homeowner will submit to the MAC a computer generated Point to Point lighting calculation. The software used should be "Visual" or an equivalent and compatible lighting calculation software. The calculation should be to scale showing the property lines, home, and lighting intensity in foot-candles. Vegetative buffers, if required, should also be included as solid objects in the calculation. The light sources used shall also have the following time dependent (based on 2 years of operation) light loss factors.

Light Loss Factors to be used (LLF)  
High Pressure Sodium (.81)  
Metal Halide (.72)  
Quartz (1.0)

1. The court area shall show all pole/ fixture locations with a grid on 2' centers, showing the foot-candles at ground level. The area beyond the court shall be calculated in all directions at 5' centers till an illumination level of 0 foot-candles is achieved. This is to show the amount of light intensity leaving the court area.
2. Cut sheets of the lighting fixture being calculated and pole height shall be provided with the lighting study.
3. The cost of this study is the responsibility of the Homeowner. If required, MAC can supply a list of consultants.

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4. The lighting study should be an original hard copy that is legible and easy to read with all required input/output data clearly stated on the copy. A machine readable CD or Disk written in VSL and DWG format of the design must also be supplied to the MAC.

### **3.9 Swimming Pools**

Swimming pools shall be below grade, or a balanced cut and fill, and shall be designed to be compatible with the site and dwelling. Adequate screening, security, and maintenance shall be provided. Fencing or walls around the pool shall be permitted as described in Section 3.7 above and integrated into the design of the dwelling and site. Fences must meet all governmental regulations for safety.

### **3.10 Address Signs and Mail Boxes**

Address signs are provided by the Design Review Board. Mail box pavilions have been provided throughout the community for mail pickup and delivery. Contact the Design Review Board regarding box assignment and key pickup.