

EXTERIOR LIGHTING REQUIREMENTS

LAS BRISAS HOMEOWNERS ASSOCIATION

Any owner who wishes to install exterior lighting must first get approval from the Architectural Review Committee (ARC), by submitting an ARC Application form. You can obtain the application form and find out more about the ARC approval process by visiting the Las Brisas ARC web page at <http://www.lasbrisashypoluxo.com/arc>.

Exterior lighting that requires ARC approval includes any light fixtures mounted on exterior walls or lamp posts, and those fixtures must meet the requirements documented here. Fixtures mounted inside a lanai (porch), and exterior low-voltage accent or landscape lighting, do not require ARC approval. Replacement of existing exterior fixtures does not require ARC approval if replacing an identical fixture that was either installed by the builder or previously approved by the ARC.

These requirements do not cover all possible exterior lighting situations. The ARC will make its determination based on a number of factors, including (but not limited to) architectural consistency throughout the community, structural integrity, and minimizing disruption to neighbors.

General Requirements

This section provides some general requirements for exterior fixtures. The following sections provide additional requirements based on where the fixtures will be installed.

Fixture Styles

Exterior fixtures that require ARC approval must be one of the following types, depending on the installation location.

Entry lights (wall-mounted next to side or rear doorways or lanai openings):

- Coach or carriage style fixtures (similar to the fixtures next to garage doors).
- Rust, antique bronze, brown, or similar finish.
- Fixtures should be between 8 and 14 inches in height, excluding mount.

Security lights (mounted on side or rear exterior walls):

- Flood light fixtures with two round bulbs.
- White or grey finish.
- Motion sensors may be used as long as they won't turn on the light for small animals (house cat or smaller).

Lamp posts (mounted in side or rear yards):

- Same requirements as entry lights. The post should be at most 6 feet high, excluding the fixture.

Maximum Brightness

To minimize disruption to neighbors, the maximum brightness for each bulb in a fixture is as follows:

- **Wall-mounted entry lights:** 60 watts incandescent (800 lumens)
- **Lamp posts:** 100 watts incandescent (1600 lumens) in rear yards, 60 watts incandescent (800 lumens) in side yards
- **Security flood lights:** 100 watts incandescent (1600 lumens)
- **Existing recessed-mounted entry lights:** 100 watts incandescent (1600 lumens)
- **Existing garage coach lights:** 26 watts CFL

Note: The wattage values shown apply to incandescent bulbs unless otherwise noted. Use the lumens values for other types of bulbs (for example, CFL or LED). For fixtures with multiple bulbs, the maximums are for each bulb (for example, a security flood light can have two 100-watt bulbs).

Structural Integrity

It's important that fixture installations do not compromise structural integrity of exterior walls in any way. Any installation that requires drilling completely through an exterior wall must get approval from a qualified engineer.

Front Exterior Lights

No additional exterior light fixtures may be installed on the front exterior of any unit. No light fixtures may be installed in the front yard or any unit, except for accent and landscape lighting.

The existing coach lighting fixtures next to each garage door cannot be replaced with different fixtures. Damaged fixtures will be replaced by the HOA with identical or equivalent fixtures.

Side Exterior Lights (End Units)

One additional entry light may be wall mounted on either side of the side entry door, or mounted on a lamp post located near the entry. The top of a wall-mounted fixture should be at approximately the same height as the top of the doorway opening.

At most two security light fixtures may be installed on the exterior wall, at a maximum height of 12 feet. For exterior walls with architectural foam trim, the preferred mounting location is immediately below the trim. To avoid disruption to neighbors, security lights must be directed downwards and should only be used when necessary.

Any exterior fixture must be wired to an interior switch, with no visible wiring or conduit on the ground or exterior wall.

Rear Exterior Lights

Entry Lights

Any unit may have one or two entry lights mounted on the rear exterior wall, on either side of the lanai opening, or the rear doorway of units without a lanai. Note that units without a lanai are required by building code to have at least one entry light outside the rear doorway.

If only one entry light is used, it must be mounted on the side where the electric meter is located. The light must be within 12 inches of the rear opening, at a height that is approximately midway between the top of the electric meter box and top of the opening, but not lower than 18 inches below the top of the lanai/doorway opening. However, the position may be adjusted if necessary to avoid compromising structural integrity.

Entry lights must be wired to an interior switch, with no visible wiring or conduit on the exterior wall.

Security Lights

One security light fixture may be installed on the exterior wall, at a maximum height of 12 feet. For exterior walls with architectural foam trim, the preferred mounting location is immediately below the trim. To avoid disruption to neighbors, the security light must be directed downwards and should only be used when necessary.

Security lights may use an exterior switch and conduit if necessary, but the conduit must be painted to match the exterior wall color.

Lamp Posts

One post-mounted light fixture may be installed in the rear yard.

Lamp posts may use an exterior switch. Wiring or conduit between the post and the building must be buried and not visible. Conduit may be used if necessary on the rear exterior wall, but it must be painted to match the exterior wall color.