



Guidelines for Homeowners Regarding Outdoor Lighting

At a duly called meeting on August 8, 2022, with all Directors in attendance in person, notice having been waived by all, the following rules for outdoor lighting were adopted.

For the benefit of all property owners within Grande Vista Bay, certain conditions and restrictions to govern and regulate the use of the property have been defined in the GVB Covenants, Controls, and Restrictions (CCRs). The purpose of this guidance document is to help provide clarification and guidance as it relates to the outdoor lighting restrictions defined in the CCRs.

Outdoor lighting as referred to in this guidance document is meant to include dusk to dawn landscape type lighting and does not apply to house lights such as porch lights, garage coach lights or security flood lights that are not typically left on overnight. The CCR restrictions, interpretations, and Tamke-Allan Observatory reference addendum outlined below are intended to help homeowners with implementation and compliance.

The GVB Board of Directors and Architectural Control Committee (ACC) do not intend to review previously approved lighting plans or question prior authorities; this would not be fair to current homeowners. As members of the Association, all property owners need to be aware of the CCR requirements and are responsible for compliance as appropriate.

The outdoor lighting requirements defined in the CCRs Article X, Section (oo) and the ACC's interpretation for compliance is summarized as follows.

- **CCR Statement:** "Outdoor lighting fixtures may be no more than 15 feet in height above grade. Full cut off design are recommended: No light emitted above a horizontal plane passing through the lowest point from which light is emitted. If the fixture is not a full cut off design, then the fixture must be equipped with a full-cut off fixture shield."

Interpretation for Compliance: This CCR restriction requires outdoor lighting to have a "full cutoff" design. Per the Illuminating Engineering Society of North America (IESNA), full cut off describes lighting fixtures that have no light emitted above horizontal (i.e. the light source does not protrude below the cover).

- **CCR Statement:** "Canopy lightning fixtures (including that used at gas stations and convenience stores) may not emit light at any angle higher than five degrees below a horizontal plane passing through the lowest point from which light is emitted. The maximum lighting under a canopy must be less than 24 foot candles and designed to prevent glare offsite".

Interpretation for Compliance: This requirement applies to canopy type lighting (reference Figure 1) and defines the range of the light emitted from a full cutoff fixture to be not more than 5° below horizontal. In addition, the requirement limits the canopy light to a brightness of 24 foot candles. As it is difficult to determine 24 foot candles, the suggested brightness limit is not more than a 40 watt incandescent light source. Also that only warm light source should be used for outdoor lighting as higher color temperature sources of light (e.g. bright white) can be rich in blue light and appear too bright.

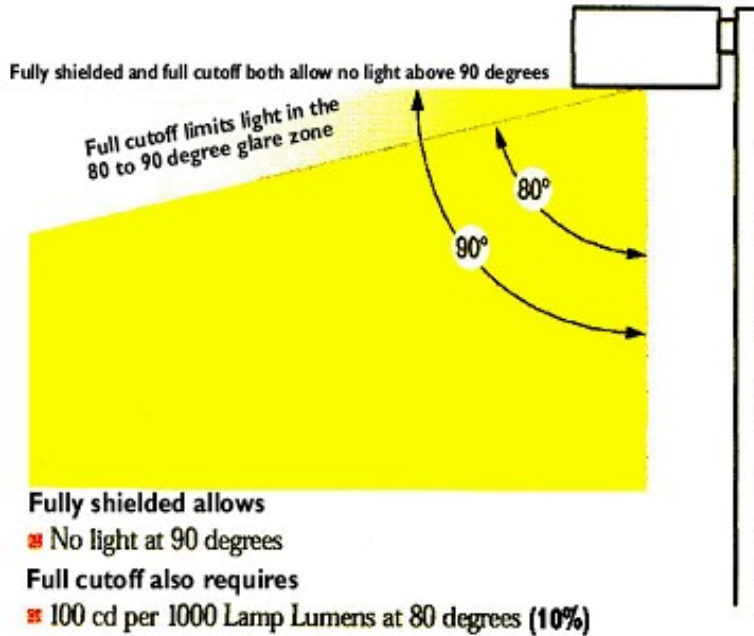


Figure 1. Illustration of full cut off canopy lighting

- **CCR Statement:** “Direct illumination fixtures must be aimed and shielded so that direct illumination is focused solely on the intended site fixture and away from adjoining properties. For example, lighting fixtures that illuminate signs must be aimed and shielded so that direct illumination is focused exclusively on the sign”.

Interpretation for Compliance: This CCR requirement is meant to prevent direct illumination fixtures (eg: low voltage “up lights”) from shining into your neighbor’s home. For example, lighting fixtures that illuminate trees or walls must be aimed and shielded so that direct illumination is focused exclusively on the trees or walls. Additionally, floodlights designed to illuminate porches and driveways should be aimed and/or shielded so that they do not direct light onto adjoining properties.

Finally, as a general rule for compliance to any of the CCR outdoor lighting requirements, the GVB Board of Directors and ACC asks that you be considerate of your neighbor. As issues may arise, the GVB Board strongly encourages individual homeowners to work directly with their neighbors to resolve these issues to their mutual benefit.

Reference Addendum

The Tamke-Allan Observatory, located just down the road from Grande Vista Bay at 344 Caney Creek Road, is a strong supporter of the International Dark Sky Association (IDA) and promotes the recovery and protection of our Dark and Starry Skies as a precious natural resource. The International Dark Sky Association “recognizes that modern society requires outdoor lighting for a variety of needs, including safety and commerce.” However, they advocate that any required lighting be used wisely.

As our neighborhood continues to grow, the GVB CCR restrictions for outdoor lighting including overall dark sky initiatives will become increasingly more important. To help minimize the harmful effects of light pollution, the IDA asks that lighting should:

- Only be on when needed
- Only light the area that needs it
- Be no brighter than necessary
- Minimize blue light emissions
- Be fully shielded (pointing downward)

In addition to the GVB CCR requirements, the following links from Roane State Community College’s Tamke-Allan Observatory and IDA provide for further considerations for outdoor lighting.

1. Outdoor Lighting Basics <https://www.darksky.org/our-work/lighting/lighting-for-citizens/lighting-basics/>
2. Protecting our dark and starry skies -- help us at TAO save our beautiful local night sky! <https://www.roanestate.edu/pages/obs/Dark%20Skies%20Materials.htm>
3. Dusk to Dawn "Security Lighting" for East Tennessee Homes https://www.roanestate.edu/pages/obs/DarkNightSkies_files/security%20lights%20for%20east%20tennessee.html
4. Promoting and Protecting Dark Night Skies in Our National Parks https://www.roanestate.edu/pages/obs/DarkNightSkies_files/Parkland%20News%20DarkNightSkies.htm