



Sunset Mesa Homeowners Association

Lighting Guidelines

The Covenants

5.3 Materials and Colors. All exterior materials for roofing, siding, windows, doors, screens, and other items visible from the exterior of the dwelling, except for DBS Antennae, MMDS Antennae and TVBS Antennae, must be approved by the ACC, prior to installation, as to quality of workmanship and materials, harmony of external design with the surrounding area and existing structures and general compatibility with the environment of the Property and nearby Sunset Mesa subdivisions.

5.4 Exterior Lighting. Exterior lighting that is subdued and whose light source is not directly visible from adjacent dwellings will be permitted for illuminating entrances, decks, driveways and parking areas and other purposes approved by the ACC. All exterior lights are subject to the prior approval of the ACC.

10. Prohibited Activities. No noxious or offensive activity shall be carried on upon any Lot, nor anything done thereon, to cause annoyance, embarrassment, discomfort, or a nuisance in the neighborhood. No offensive or hazardous activity shall be permitted on any Lot or in any dwelling unit. No annoying lights, sounds or odors shall be permitted to emanate from any dwelling unit. No ashes, trash, rubbish, garbage, grass

A. ACC Approval is required for any new exterior lighting (including Permanent Under-eave Lighting), or alterations to existing exterior lighting.

B. New exterior light fixtures, such as decorative wall-mounted fixtures, must be simple in design and color and compatible with the design of the house. Light fixtures, including safety and security lights, must be directed in such a way as to primarily illuminate only the property of the homeowner installing the fixture. Malibu lighting such as the type depicted below are not allowed as they violate the covenant that states the light source cannot be directly visible. Additionally, no dangling lights can be approved as the light source is directly visible. An example of this type is provided below.



Malibu Lx1 Tier
Light 4 Watt...



Malibu Lx1 Tier
Light 4 Watt...



C. Colored lenses/bulbs are not allowed unless utilized during the winter holiday season. Revolving, flashing, or neon lighting shall not be installed.

D. Winter Holidays: The Winter Holiday is from the day after Thanksgiving until January 15th. If using temporary lights, they may be installed in November but must not be illuminated until the day after Thanksgiving. Temporary lights must be removed no later than January 15th.

E. Under-eave Lighting is permitted under the following conditions:

1. If a home has eaves, lights must be installed under the eaves of the roof so when turned off it must not be visible from the street or neighboring properties.
2. Must submit architectural application form for approval and receive written approval prior to installation.
3. If being used for anything other than holiday lighting, 2nd story under-eave lighting may only be illuminated on the front and rear of the house.
4. Lights must be adjustable/dimmable, and the ACC reserves the right to require that lights be adjusted or brightness reduced.
5. Lights may not flash, flicker, revolve or have any movement, unless for the winter holiday season.
6. See lighting for 'Winter Holidays' and 'Non-Winter Holidays' above.
7. Lighting must be turned off by 10:30 pm.

G. Outdoor safety and security light fixtures must be installed under the roof eaves or otherwise screened from view. Security light fixtures must be directed in such a way as to illuminate only the property of the homeowner installing the fixture.

H. Patio lights are permitted only when the light source is not visible from adjacent dwellings. Lighting systems must have a professionally installed and permanent appearance. Only white, soft yellow, or clear lenses are to be considered patio lighting. Permanent colored lights are not allowed (see holiday lighting).