

**Architectural Standards Bulletin for Highgrove Community**  
**Exterior Lighting**  
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Pursuant to its authority under the DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR HIGHGROVE SUBDIVISION dated and recorded September 30, 2005 in Book 2168 at Page 706 (as amended and supplemented, the “*Declaration*”), and the BYLAWS OF THE HIGHGROVE PROPERTY OWNERS ASSOCIATION, INC. (as amended and supplemented, the “*Bylaws*”).

1. **Authority.** Article V of the Declaration sets forth certain rights and responsibilities of the Architectural Committee, including without limitation, the authority to review proposed construction or alterations of Improvements by Owners on their Lots, the authority to promulgate and amend architectural standards for the community, and provides that the Architectural Committee shall have broad discretion with respect to matters of aesthetics, design, materials and related conditions for any Improvements.
2. **Purpose.** The Architectural Committee is issuing this interpretation to establish a set of uniform standards to promote a clear and comprehensive policy regarding exterior lighting within the community.
3. **Scope.** This interpretation applies to all exterior lighting, including solar lighting. This shall include lights that are directed upward from the base of any trees. Nothing in this interpretation limits the authority or discretion of the Board under the Declaration.
4. **Standards.** The applicant shall submit an Architectural Request Form (ARF) including all materials to be used along with a picture or sketch depicting arrangement of the exterior lighting. Exterior lighting shall be used to enhance the overall impression of the residence in an aesthetically pleasing manner and designed to blend with the landscaping of the Lot. It shall be near to the ground, of low intensity, and be used in moderation. Lighting fixtures and conduit shall not be easily seen, especially during daylight hours. If installed on a Townhouse Lot, fixtures and conduit shall be installed in planting beds so as not to impede the work of our landscape maintenance crew. No exterior lighting shall be permitted which, in the opinion of the ARC, would be an annoyance to adjacent homeowners or would be unharmonious with the overall Highgrove community.
5. **Compliance.** An ARF is not required for exterior lighting during the annual festive period that surrounds Christmas and other various holidays from late November to early January.

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ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2012.

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