

# **BARTON CREEK NORTH PROPERTY OWNERS ASSOCIATION**

## **AMENDMENT TO ARCHITECTURAL GUIDELINES EXTERIOR LIGHTING PROVISIONS**

1. The amendment to the “Site and Landscape Design Guidelines”, entitled “Residential Lighting Guidelines for the MAC” as approved by the Board of Directors at its regular meeting held May 11, 2004, is hereby rescinded in its entirety. The Barton Creek North Architectural Guidelines, as published in 1995, of which the Site and Landscape Design Guidelines are a part, remain in effect in all respects not amended herein.
2. Sections 3.8.3 and 3.10 of the “Site and Landscape Design Guidelines” of the Barton Creek North Architectural Guidelines are hereby amended and restated as follows:

### **3.8.3. 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. Sport 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 design requirements set forth in Section 3.10, below.

### **3.10. Exterior Lighting**

To limit light pollution in the Barton Creek North area, exterior lighting is to be strictly controlled, but consistent with good security practices. No exterior light whose direct source is visible from a street or other 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. Architectural feature, soffit and tree lights shall be shielded or directed toward walls or vegetation to mitigate off-site glare and source visibility. Use of other than white or color corrected high intensity lamps as exterior lights will not be allowed. Holiday lighting is an exception. Sodium, mercury vapor, or bare HID yard lights are not allowed. Approval of the proposed illumination plan is required by the Master Architectural Control Committee (MACC) at the Final Design Review submittal and is to be part of the landscape plan required in Section 2.5 and 3.11.

- A. Landscape lighting fixtures, including architectural feature and walkway lighting, installed before May 2004 are exempt from the requirements set forth in part B, below, provided, however, any new systems to replace existing systems are subject to such requirements.
- B. New and replacement landscape lighting fixtures, including architectural feature and walkway lighting, shall be installed to comply with the following:
  - (i) Wattage, other than walkway lighting, is not to exceed 150 watts (incandescent or equivalent candlepower) per fixture;
  - (ii) Tree lights are to be installed with cut-off shielding, with limited up-lighting allowed, provided it does not penetrate the canopy of the tree in any significant respect or spill over beyond the canopy;
  - (iii) Architectural feature lighting is to be installed with cut-off shielding, with limited up-lighting allowed, to avoid source visibility and spillage beyond the feature;
  - (iv) All lighting shall be installed in a manor to mitigate glare so that unreasonable disturbance of neighbors is avoided; and
  - (v) Walkway lights are limited to 50 watt lamps (incandescent or equivalent candlepower) and will be focused so that the light will shine toward the ground.
- C. Sport Court Lighting is limited to the following design requirements:
  - (i) 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.
  - (ii) The lighting fixture shall be a sharp cut-off type 4 distribution as designated R4SC fixtures with less than 3% of the luminaries' intensity falling behind the pole (see Exhibit A).
  - (iii) The bottom of the light fixture will not exceed a height of 16' above the playing surface.
  - (iv) The light source shall not exceed 250 watts per pole.
  - (v) The lighting design shall control Spill light, Glare and Sky Glow.
  - (vi) Light sources used shall be HPS (high pressure sodium), MH (metal halide) or Quartz halogen. New sources will be considered for review as they become available.
  - (vii) Evergreen vegetation shall be used to provide natural buffers for line of sight viewing of the light fixtures and control of light trespass.
  - (viii) 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 to be 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.

D. The Approval Process for Sports Court Lighting is as follows:

- (i) Using the above criteria, the homeowner shall submit to the MACC 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 (LLF):
  - (a) High pressure sodium (.81)
  - (b) Metal Halide (.72)
  - (c) Quartz (1.0)
- (ii) 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 calculation is to show the amount of light intensity leaving the court area.
- (iii) Cut sheets of lighting fixture being calculated and pole height shall be provided with the lighting study.
- (iv) The cost of this study is the responsibility of the homeowner. If required, the MACC will supply a list of lighting consultants.
- (v) 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 MACC.

This Amendment is effective as of June 23, 2008.



Exhibit A