

ATTACHMENT 8

PECAN SQUARE RESIDENTIAL COMMUNITY ASSOCIATION, INC.

TERMS & CONDITIONS FOR INSTALLATION OF EXTERIOR (PERMANENT) LIGHTING SYSTEMS

I hereby agree to be bound by the following terms and conditions for installing and operating an exterior permanent lighting system on my home.

Property Address: _____

Installation:

1. All exterior permanent lighting requires approval from Pecan Square Architectural Control Committee (ACC). The Pecan Square ACC will consider such requests made in writing using the Property Modification Approval Request form, and must include;

- a) the system design specifications;
- b) applicable contractor information for the installation; and,
- c) signed acceptance of these terms.

2. Permanent lighting must not have visible power lines, strands/strings, or string connections.

3. Permanent lighting systems must have the ability to be turned on and off manually.

4. Permanent lighting systems must be LED or newer technology that are dimmable, and bulbs must be small enough as to not be visible from the street while turned off.

5. Permanent lighting systems must be consistent with the home's architecture (for example, they must accent rooflines and not zig-zag across the front of the house).

6. Casing, brackets, housing and similar hardware must be painted to match the trim of the home.

Application:

1. Lighting should not create a visual nuisance for your neighbors. The settings for the lighting color temperature and usage to be used daily will be evaluated for a 90-day period to ensure there are no reported issues from neighbors. In the event that there are complaints about the lighting being a visual nuisance, the ACC committee reserves the right to review whether continued use of such lighting system will be allowed and/or whether additional limitations on the use of such lighting system are necessary. This reservation of rights for the ACC to implement necessary changes and/or limitations continues throughout the time the lighting system is installed.

2. Permanent Lighting systems must be kept in good functioning order at all times. Missing or burned-out bulbs must be replaced or repaired immediately. Lights must not be operated until replacement or repairs are completed.

If used for daily security or aesthetic purposes, the 'color temperature' should be set to a soft or warm white light. Light intensity should be no greater than what is typically presented using the up-lights found on homes within Pecan Square. If the permanent lighting system is used for security or aesthetic purposes in conjunction with up-lights, they should be set to the same color temperature.

Security/Aesthetic Usage:

1. If used for daily security or aesthetic purposes, allowed usage includes one light on each corner of the home, and one at each peak point, if applicable.

Holiday Usage:

1. Permanent lighting systems may be used for colored holiday lighting on certain, approved occasions, but colored holiday lighting is not permitted to be used for non-approved holidays or occasions.
2. Permanent lighting systems may be operated for colored lights as follows:
 - Christmas – November 1st - January 15th
 - Halloween - October 15th - November 15th
2. Permanent lighting systems may be used for colored lighting for religious holidays observed by the homeowner. When using such system for an observed religious holiday, the approved usage period for colored lighting is one week prior to and two days after the observed religious holiday. Owners must notify the HOA of the holiday.
3. All other guidelines related to holiday lighting as noted in the ACC Design Guidelines must be followed.

I will comply with HOA Board requests to limit the operation and use of permanent lighting systems outside of these guidelines. Complaints from nearby neighbors may be a deciding factor for the HOA Board to increase restrictions of the operation and use of permanent lighting systems.

Homeowner Name: _____ Signature: _____
Date: _____

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Date: _____