

Outdoor Lighting

All discussion of the use of outdoor lighting in The Village at Castle Pines is approached with a sense of concern. Lighting up the forest, or the structures within it, is not considered to be compatible with the concept of a residential community existing in harmony with the serenity and quiet of its natural mountain environment. As a result, great attention has been devoted to the control of “light pollution” in Castle Pines.

The Original Covenants, Conditions and Restrictions of The Village at Castle Pines state, “All outdoor lighting will be carefully reviewed to assure that neighboring properties are protected from the view of bright light sources. No flood lighting will be permitted and illumination necessary for evening activities must be directed downward and be only bright enough to provide for the safe traverse of steps, paths and ingress/egress of property. Subtle lighting of architectural elements will be encouraged while more ornate lighting types such as tree up lights, colored lights, etc. are not supportive of the natural quality of The Village at Castle Pines. Along the same lines, exposed light sources are discouraged in favor of a softer down lighting that reduces glare and better lights the surfaces of walkways and driveways where necessary for safe traverse.”

Nevertheless, it is recognized that the legitimate requirements of function and safety must be addressed. It is the goal of these guidelines to promote solutions to these needs in the most subtle and environmentally compatible manner possible.

Exterior Lighting Attached to the House

Exterior light fixtures attached to the house adjacent to doorways for the purpose of illuminating such entry ways and exterior lighting to illuminate outside living areas (patios, decks) are permitted under the following conditions:

- The number of fixtures is to be held to a minimum.
- “Soffit” lights, (where the fixture is not visible), are in general preferred over “Coach Lights”.
- Where “Coach Lights” and similar fixtures are proposed, and such fixtures are visible or potentially visible from the street or from other properties, the actual lamp of the fixture shall be screened so the source is not visible. Two fixtures at main entry may be allowed with translucent glass (light sources is not visible). Additional light fixtures may be allowed but should be down lights only (i.e. cylindrical cans, or opaque glass that allows no light to illuminate except down).
- “Canister-type” fixtures, with lighting directed downward, are permitted. Upward illumination or “up-and-down” fixtures are not permitted.
- Lighting of garage doors is discouraged. Upon arrival during the night hours, the headlights of the vehicle provide sufficient illumination for

identification of the garage, and lighting is superfluous. The only practical need for such illumination involves the ability of a guest, parking in the driveway, to safely find his way to the front door. This may be more appropriately addressed through landscape lighting.

- Deck lighting and patio lighting should be held only to the number of lights required to illuminate the area for safe enjoyment. Canister type lights in soffits or wall mounted "down lights" are the preferred method for the illumination. In some applications "step type" lights are appropriate.
- Floodlighting of a residential structure, either temporary or permanent, is not permitted.
- "Cut Sheets" (product description, specifications and illustration), must be submitted to the Design Review Committee for each type of fixture proposed before installation.

Lights mounted in eaves for the purpose of "washing" the side of the house with light are not allowed. If lights are mounted in eaves over decks or patios for their illumination, care should be taken so the light source is not visible to neighboring properties or visible from the street and the number of lights should be kept to a minimum.

Landscape Lighting

Landscape lighting in general shall be subtle in nature, providing only such level of illumination as necessary to provide for safe enjoyment of and movement through the outdoor use areas of the property, and as may be required for the safe negotiation of driveways and illumination of potential hazards, such as retaining walls.

Landscape lighting shall follow the design principle suggesting that one should see the object being illuminated, but not see the source of that illumination. As a rule, low voltage lighting systems are preferred over 120 volt systems.

The use of freestanding path lighting, while permitted, should be held to a minimum. Lining a drive or walkway with such fixtures can create a kind of "runway" effect, which is both unnatural and undesirable. An approved approach, where feasible, is to utilize subtle, indirect illumination of landscape features such as rocks or shrubs. Subtle, indirect illumination requires down lighting in which the bulb is hidden within the fixture.

In general, landscape lighting shall not intrude upon the visual privacy of adjacent properties, including neighbor's decks, patios and windows. Adjacent properties include properties across streets as well as immediate neighbors. It is therefore critical to consider the scope and scale of proposed lighting in relation to its visibility from outside the property. Up lighting or any other form of lighting of trees is not permitted.

Landscape lighting in the vicinity of the street is discouraged, and if proposed, should be designed most judiciously, serving only the purpose of safe ingress and egress for the property. Use of visible fixtures, such as path lights, with their potential runway effect, is highly discouraged at these locations. Lighting should

not be installed on the street right- of-way, which is 10 feet from the street in most cases.

Landscape Lighting Approval Process

Submit to the Design Review Committee a site plan showing the types of proposed fixtures and their location. Also submit "cut sheets" (product description, specifications and illustration), for each fixture. The lighting plan may be submitted separately or as a part of the landscape plan, but must be done prior to construction of the plan.

Upon approval by the Committee with regard to the plan concept, the homeowner or Committee may request a review of a temporary or "mock up" installation of the proposed lighting in order to assure that all guidelines are met. If the guidelines are not met, the homeowner must make the appropriate modifications.

The Committee shall review the installation with regard to its consistency with the intent of these guidelines and its impact or potential impact to other properties and to the adjacent street(s). If all guidelines are not met, the homeowner shall make the required modifications.

The Castle Pines Design Review Committee reserves the right to control the wattage of all approved exterior fixtures. The Committee may, at any time in the future and at its sole discretion, require the use of lower wattage lamps.