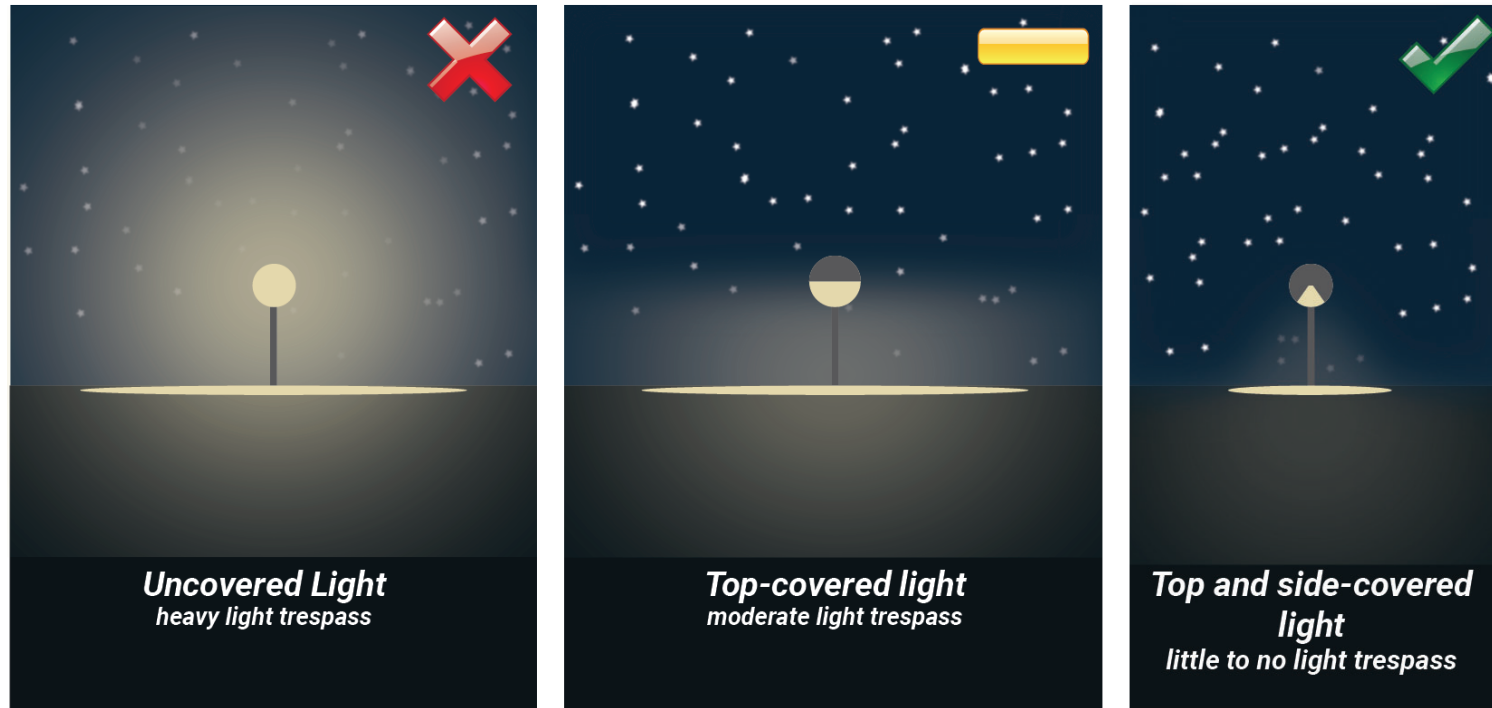


The Architectural Standards for Genesee were written with Dark Skies recommendations in mind. Any lighting project should consider and work to prevent the creation of light pollution for your neighbors and the community as a whole. Light fixtures and light placement shall avoid trespassing onto other properties. For more information about Dark Skies, please visit:

<https://www.darksky.org/our-work/lighting/lighting-for-citizens/lighting-basics/>



2.3.11. Exterior Lighting

All exterior lights are subject to the approval of the ARC. Approval will be based on the visual impact of the lights on the Lot, neighboring Lots, Dwellings, roads and Open Space.

Exterior lighting shall be subdued. Subdued lighting is defined as light fixtures with low wattage lamps installed for the purpose of illuminating entrances, decks and driveways. Acceptable fixture types include fully recessed downlights, low voltage landscape lighting, step lighting or pathway lighting and wall bracket lights with a completely shielded light source. To preserve the dark skies, the upper portion of globe-type or similar fixtures shall be shielded so as to prevent excess light from escaping upwards.

The Supplementary Declaration provides: “No permanent exterior lighting of any sort shall be installed or maintained on any dwelling or other improvement on a Lot, the light source of which is visible from a neighboring Lot or Lots, roads or Open Space or “which lighting is not otherwise in conformity with” these Standards. Flood or spotlights are prohibited. Motion detectors when used should have a timer which automatically turns said lights off with in sixty seconds of end of motion. Outdoor lights should be on a timer or turned off when not in use.



Sconce lights combined with deliberate step lighting provide a welcoming and subdued entry into this home.



Sconce lights provide a concealed source of light and an ambient lighting effect for outdoor areas in the evening while preventing light trespass onto other properties.

examples

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SCONCE LIGHTS



These lantern-style sconces utilize an LED bulb and ensure the light source is fully covered by the top of the fixture.

Amber colored or opaque glass provide additional light filtration and aid in the reduction of light spillage.



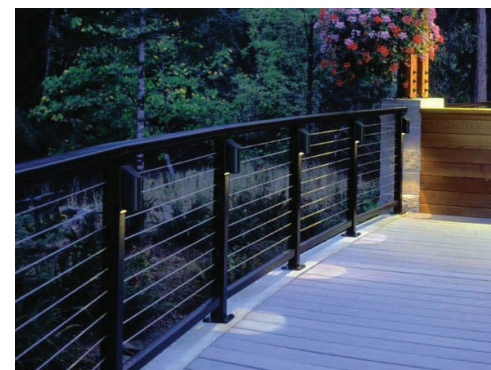
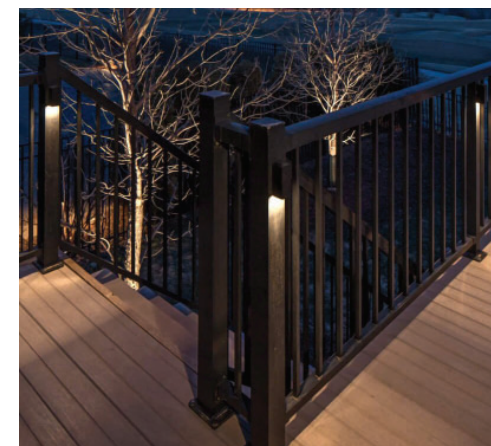
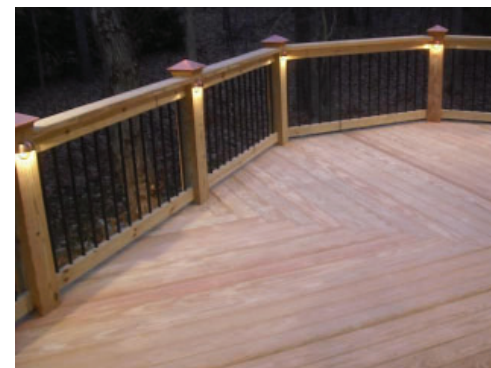
These sconce downlights provide an overhead and side cover to prevent light trespass.

STEP LIGHTS



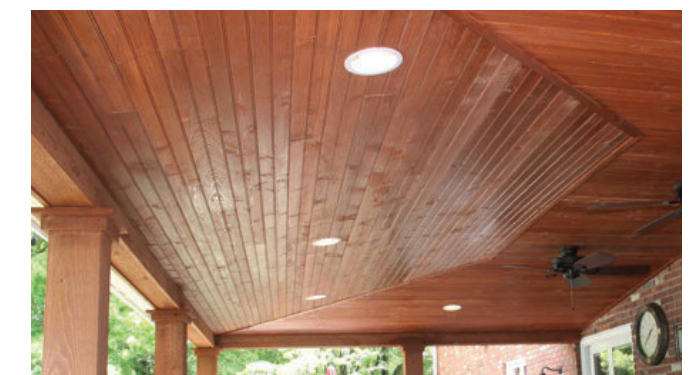
Stair lights can provide safety lighting in addition to decorative lighting. Lighting every other stair with a single fixture provides adequate illumination while not overwhelming the space with lighting.

RAILING LIGHTS



Lights incorporated into deck posts provide low and mid-height lighting. Ensure the lights are installed on the inside of the post to minimize light spillage outside of the patio/deck area. In many cases, it is not necessary to install a light on each post to accomplish your lighting goals.

OVERHEAD LIGHTS



Overhead lights shall be recessed into the ceiling above. Can lights and flush mounted lights provide defined and directed light into a space with limited light spillage and trespass.

Lights that are inappropriate for Genesee:

- Landscape uplights
- Cafe/bistro string lights
- Fixtures with visible decorative bulbs aka 'Edison' bulbs
- Flood lights
- Spot lights
- Stair running lights
- Rope lights

Please note