



**P O Box SP 63944 - Building #1 Windsor Business Park, Nassau, Bahamas
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January 26, 2021

Dear Residents,

Re: LIGHTING GUIDELINES

Please accept this letter in the spirit within which it is sent. The HARC committee would like to extend a courtesy reminder to our residents of the attached Lighting Guidelines created and adopted by HARC for the continued, peaceful enjoyment of the Old Fort Bay Community – preceding notice sent on October 15, 2020.

Just to recap, these guidelines are intended to strengthen the codes already in place in OFB that counter light pollution and enhance the natural, subdued lighting in our beautiful community. These recommendations, outlined in the guidelines, can improve the quality of outdoor lighting by minimizing glare, light trespass, skyglow and energy waste, while improving the efficiency and ambiance of outdoor lighting. We are cordially asking that our residents take the time to review and adhere to the policy for the betterment of the community.

Gate wall lighting has become a focal point as we have too many lights on some gate walls.

In accordance with our guidelines, the maximum number of light fixtures permitted in the Old Fort Bay Community on gate walls facing the road equals:

- 2 per 75ft or smaller lot frontage.
- 3 per 100 ft. or smaller lot frontage
- 4 per 100 ft. or greater lot frontage

In addition, please note that the HARC committee is pleased to inform you that we are in the process of changing all the streets lights to “warm white” lights through-out the

community. We are also adding additional light posts in dark areas to improve lighting and security.

We ask all owners to remove and replace all lighting facing the streets with “warm white” lightbulbs.

Furthermore, please note that HARC will travel, periodically, through-out the community to inspect all lighting. We thank you in advance for your cooperation as we work collectively to improve the Old Fort Bay Community for the benefit of all property owners.

Best Regards,

HARC (Homeowners Architectural and Review Committee)
Old Fort Bay Property Owners Association