



Lighting Requirements

Old Fort Bay values the ability of its residents to enjoy their properties without interruption or interference from outdoor lighting from neighboring properties. Old Fort Bay encourages the use of lighting fixtures that minimize light pollution.

Exterior lighting must be approved by Old Fort Bay POA. Applications for approval of construction plans must include:

- a. Full details of proposed lighting including materials and height.
- b. Catalogue sheets or photographs depicting the proposed light fixture.
- c. Fixture locations must be shown on the elevation plans.

Applications submitted to Homeowners Architectural Review Committee (“HARC”) for external mounted lighting will be considered and approved only in circumstances where the direction and height of the lighting does not adversely impact or create a nuisance to neighboring properties.

Old Fort Bay POA has standard rules for the type of lighting and fixtures homeowners can install on the exterior of their residences and property. Please note the following guidelines:

1. Flood lights are not permissible unless they are a canopy type light of an approved color that shields the light source and so long as the light is directed downward and the light does not escape beyond the property boundary.
2. Exterior lighting fixtures should be limited as far as possible to only those necessary for entries and wayfinding.
3. Lighting should have a concealed light source, as such the light bulb should not be visible from the sides of the light fixture. The opacity of the fixture shall be reviewed on a case by case basis.
4. Motion detectors may be utilized on the sides and rear of a structure. The automatic light duration must not exceed five minutes and the sensitivity of movement must be properly adjusted so as not to create a nuisance.
5. Lighting should minimize light pollution, glare, and trespass to neighboring properties.

6. All exterior lighting should be directed towards the property being served and not spill over onto neighboring properties or roads.
7. The amount of light produced should be designated to maintain a minimum comfort level necessary for safety and security purposes.
8. Lighting is not permitted on the eaves of a roof.
9. All lighting must be shielded so that emitted light is downcast with no direct light radiated towards the sky or towards other properties, communal waterways, communal roadways or adjacent properties.
10. Lighting at driveways and other entries should be limited to fixture types that are mounted low to the ground.
11. Landscape lighting may be placed no more than a 24” above the adjacent walking surface.
12. The lighting footprint must project downward and cannot project beyond or escape outside the property boundary.
13. Lighting must not be placed on poles or posts.
14. Solar lighting on posts is not permitted.
15. All lighting must be “warm white” – “day light” bulbs are not permitted inside OFB.
16. Lighting wattage cannot exceed 60 W equivalent in any single fixture.
17. Only landscape low voltage light may be mounted on trees or at the base that point up.
18. The maximum number of light fixtures on gate walls facing the road equals:
 - a. 2 per 75ft or smaller lot frontage.
 - b. 3 per 100 ft. or smaller lot frontage
 - c. 4 per 100 ft. or greater lot frontage
19. Court (tennis, paddleball, etc.) lighting on poles is allowed to a maximum of 10 ft in height.

Any lighting fixture that fails to meet the above specification must be replaced. HARC may evaluate from time to time bright lights that create a nuisance to adjacent owners or upon receipt of a lighting complaint. Safety considerations will be balanced against aesthetic/nuisance considerations in applying these restrictions.

Owners of existing properties are encouraged to audit their current exterior lighting. It is recommended that existing owners utilize the resources available from The International Dark-Sky Association (IDA) which provides excellent information on how to reduce light pollution and light trespass while maintaining enough light to live, work, and see. Below are some best practices:

To minimize the effects of light pollution, lighting should:

- a. Only be on when needed
- b. Only light the area that needs it
- c. Be no brighter than necessary
- d. Minimize blue light emissions
- e. Be fully shielded (pointing downward)

A good place to start is by asking the following questions while evaluating or reviewing outdoor lighting.

- a. Does the area really need to be lit? If so, for what purpose? At what brightness?
- b. Do any of the fixtures emit light above 90 degrees?
- c. Is light trespass (light falling where it is not intended, wanted, or needed) an issue?

- d. Is glare (excessive brightness that causes visual discomfort or difficulty seeing) an issue?

Depending on the answers above, the following may apply:

- a. Don't light an area if it's not needed.
- b. Turn off the lights when not in use.
- c. To save energy costs, don't use excessive amounts of illumination.
- d. Use timers, dimmers, and motion sensors whenever possible.
- e. Use only "full cut-off" or "fully shielded" lighting fixtures. That means no light above the 90-degree angle. Fully shielded lighting can be purchased and some existing fixtures may be retrofitted.
- f. Use energy-efficient lighting sources and fixtures.
- g. Only use lighting sources with correlated color temperature (CCT) "warm white" no higher than 3000K. Most lighting products provide this information on package labels.

These recommendations 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.

This document can and will be revised as new information is learnt,

Let's make Old Fort bay great!