

Good Neighbor Lighting Policy of the Gold Mountain Homeowners Association

The design and philosophy of Gold Mountain extends to the preservation of the natural forest setting within the community at night as well as the daytime. The objective is to allow for the minimum lighting necessary to provide for safety, security and the enjoyment of the outdoors, while not competing or interfering with the dramatic nighttime panorama or the natural darkness of the forest against the spectacular sky.

In order to implement this philosophy, the Gold Mountain Homeowners Association hereby adopts the following standard for lighting:

1. The amount of light emanating from any structure, measured at its property lines, shall not exceed 0.5 lux. Measurements are made with all exterior lights displayed at customary intensity (if variable intensity is available). When measurements are taken, interior lights shall also be switched on to a level used when guests are expected. This illumination value does not apply when the ground is snow-covered nor does it apply to “panic button” security or alarm lighting.

2. No light source (including light bulbs in fixtures attached to the structure or located for the purpose of illuminating driveways, walkways or landscaping) shall be directly visible beyond the property line. This “directly visible” test may extend to non-adjacent properties due to the steep terrain within Gold Mountain. Exterior fixtures, which employ opaque¹ materials for enclosures that are designed to allow only downward light, are most desirable. However, translucent² enclosure materials such as frosted, textured, or pebbled glass may be employed to obscure a light source. When translucent materials are used, the bulb(s) used must be of incandescent and frosted type and no fixture shall exceed one 25-watt large-base bulb or two 15-watt candelabra type bulbs. Acceptable alternatives include florescent bulbs of equivalent light output and color. Vapor lights of any kind, including but not limited to sodium or mercury vapor, are not permitted.

Lampshades or screens to reduce “hot spot glare” must shield any other light source not specified above and directly visible beyond the property boundaries. This provision includes television and projector screens.

3. Homeowners are encouraged to install safety lighting for their driveways and walkways. However, exterior lighting must be switched-on only as needed for safe passage of residents and guests entering and leaving the property- It is anticipated that lighting used within confined areas such as patios and spas may remain “on” for the duration of active use. No exterior lighting may be left on all

¹ o·paque adj
impervious to light, so that images cannot be seen through it

² trans·lu·cent adj
allowing light to pass through, but only diffusely, so that objects on the other side cannot be clearly distinguished

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night long. Dedicated security lighting may be lit for not more than five minutes and must meet the general requirements for shielding.

The Association will make available to its members, without charge, consultations by community volunteers who are experienced in the implementation of these standards. Members who seek the advice of professional lighting designers should notify those professionals that this policy is based on the standards published by the Illuminating Engineering Society of North America (IESNA) for Intrinsically Dark Areas (Zone E1).

A homeowner whose lighting or operation of lighting fails to conform to this Lighting Policy will receive a written warning notice that will include the particulars of the non-conforming condition and a date by which the condition must be corrected. Failure to meet the conditions set forth in the warning notice may result in fines continuing for the duration of the violation period.