

Section III.M.

1. Exterior Lighting:

One of the elements that makes Greenwood Village a special place to live is the dark night sky that allows one to see the stars at night from your own property. Greenwood Village and ACCES encourages the use of full cutoff lighting fixtures that do not light up the night sky. Permanent lighting requires ACCES Approval. (Also see [Attachment 5a.](#)) Temporary lighting that will be in place less than 3 months does not require ACCES approval.

- a. Permanent or temporary exterior lighting, including holiday lighting, shall not be directed or placed in such a manner as to create an annoyance to neighbors.
- b. Bare bulbs must be shielded or shaded so they are not visible from off your property.
- c. Bright directed lights (flood and spot lights) must only shine on your own property and not light up your neighbor's property nor destroy their night-time privacy.
- d. Directed lights must shine down at a 45 degree angle or lower below the horizon.
- e. It is preferred that flags not be flown at night so lighting is not required. Only low-lumen lights will be approved for lighting a flagpole. Approval by all affected neighbors will be required for ACCES Approval.
- f. Lights brighter than 800 lumens or with color temperature higher than 3,000 Kelvins, and all directed lights that shine past the borders of the property, must be on a manual or motion switch. Timed or light sensing switches on these lights are not allowed. Timed or light sensing switches are only allowed on Accent Lighting that does not shine off your property.
- g. Lights shall not be directed or placed in such a manner as to "blind" drivers (or walkers) and make it difficult to see the road (or trail).

2. Exterior Surveillance Cameras, TVs, and Sound Systems:

These items require ACCES approval to provide assurance that they do not infringe on the privacy of adjacent residences.

- a. See [Attachment 5b](#) for "Surveillance Camera Rules and Submittal Requirements".
- b. See the [Requirements Matrix](#) and especially the "[Details](#)" definition for other details regarding Camera, TV, and Sound System submittal requirements.
- c. Audio-only entrance intercoms do not need ACCES approval. Camera-equipped intercoms or doorbells are considered Surveillance Cameras and require approval.

Attachment 5a

Exterior Lighting Guidelines

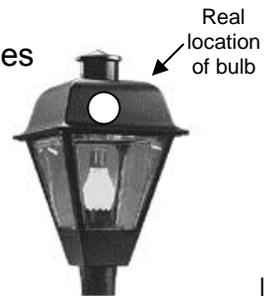
(Be Sure to Also Read the Lighting Rules in [Section III.M.](#))

Good lighting requires proper installation in addition to buying the right fixtures. Below are examples of what to look for when purchasing a lighting fixture, and how to properly install your lighting fixtures. No matter what type of lighting you are installing, you should never be able to see the actual bulb from off your property. The goal of these lighting guidelines is to ensure we do not intrude on our neighbor's right to enjoy Greenwood's night.

The best lighting fixture to purchase is what is called "Full Cutoff", which means no light shines above the horizontal. These are the best and most efficient, since all your light energy is actually used to light your property, not wasted on the night sky.

It also provides better visibility, because your eyes are not blinded by the glare of the light bulb.

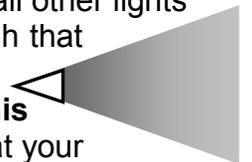
Post Lights – Post lights (yard lights) are not recommended, since the light goes everywhere and does not stop at the end of your property. However, many people like them for lighting their driveway and entrance when friends come over to visit. They should be on a manual switch, never left on all night, and never installed in the back yard. Purchase full cutoff versions of these lights, where the bulb is actually installed in the top of the housing and the lamp you see is just decorative.



Wall Mounts – Wall mounted lighting is fine as long as it is Full Cutoff or better. It keeps the lighting where it is needed, by your house. It is good around deck and patio areas. If mounted at or below eye level, you will appreciate not having the light glaring in your eyes while you enjoy your deck.



Spot/Flood Lights – ACCES receives more complaints about these lights than all other lights combined. Because the light is so intense and travels so far, the likelihood is high that the light will trespass on neighboring property, which violates not only ACCES guidelines but also Sagamore Hills Zoning. **We recommend you do not use this type of lighting.** If you feel you must use this type of lighting, mount it pointed at your own house, not shining out across your yard, and please turn it on only when you actually use it. (Try accent lighting instead)



Accent Lighting – Properly shielded accent lighting fixtures correctly installed along paths, in the yard, or under the eaves of the roof, can dramatically enhance the look and feel of your home. Aimed at your home and landscaping, you see the effect, not the lights. Low-power low-voltage lights are effective yet subtle, save you money on your electric bill, and have a minimum impact on the night sky. Accent lighting is the type of lighting encouraged and recommended by ACCES.



ACCES Approved 4/6/2004

2016 Update:

Ask your lighting vendor for their "full cutoff" lighting selection and look for this seal:

Per the IDA: "Exposure to blue light at night has also been shown to harm human health and endanger wildlife. IDA recommends using lighting that has a color temperature of no more than 3,000 Kelvins."



Attachment 5b

SURVEILLANCE CAMERA RULES AND SUBMITTAL REQUIREMENTS

A maximum of three Surveillance Cameras per residence are permitted in Greenwood Village.

Cameras may only be pointed at the front door and back door of a residence and, if applicable, at a side door. **Doorbell type surveillance cameras are allowed to point away from the door, but must comply with the other surveillance camera rules and submittal requirements.**

The following information must be submitted with the ACCES application for approval:

1. Description of Cameras

- a. Name of manufacturer, model number, and literature showing pictures of the camera.
- b. Size and technical data such as width and depth of field of view, resolution, image size.

Note: Camera must be fixed and unable to move or rotate.

2. Location of Cameras on Residence

- a. Plot Map showing your lot and neighboring lots, your home location and neighboring home locations that could be in the field of view, and each camera's location and direction it will be pointed.
- b. Plot Maps are available at <http://summitmaps.summitoh.net/ParcelViewer2.0/> . The aerial photo must be included in the plot map to ensure the relative positions of the affected homes are shown accurately.
- c. If you are not able to use the website, the GVCA Office can provide you with a Plot Map.

3. Mounting of Cameras on Residence

- a. Description of how the camera will be mounted to the residence.
- b. Description of the routing of electrical cable to the cameras, if any is required.

Note: Cameras must be camouflaged and not visible from the street.

4. Approval of Neighbors and Condominium Association

- a. Homeowners **and condominium owners** must receive the approval of their immediate neighbors, on all sides, and of any of their neighbors that might come in possible view of the camera's range.
- b. Condominium owners must **also** receive the approval of the Board of their Association before their application is submitted to ACCES.

5. Submittals after Cameras are Approved and Installed

- a. Within 15 days after installation, photos of the cameras must be submitted to ACCES.
- b. At the same time, screenshots, which show the images captured by the camera, must be submitted for each camera.
- c. ACCES reserves the right to require modifications to the installation of the cameras if the screenshots show infringements on the privacy of adjacent residences (lot or dwelling) or if the camera captures an image of a common element.

(Be Sure to Also Read the Camera Rules in [Section III.M.](#))

Approved 3/19/2019