

Dear Woodhill Owners,

We are writing to inform you of an important update to the current light policy in our community. After careful consideration and a thorough review by our legal counsel, the light policy has been revised to better meet the needs and expectations of our residents while ensuring compliance with relevant regulations.

Enclosed with this letter, you will find the updated light policy. We encourage you to review it carefully to understand the changes that have been made. The revisions are designed to maintain the aesthetic appeal of our community.

Key change includes:

HOLIDAY/STRING LIGHTING

Celebratory holiday lights may be placed on the exterior of your home and landscape during the “Holiday Period”, defined as between November 20th and January 15th. Holiday lights may be displayed at the beginning of this period and must be removed at the end of the period.

If you have any questions or need further clarification on any aspect of the updated policy, please do not hesitate to email anna@amcorprop.com.

Thank you for your attention to this matter and for your continued cooperation in maintaining the quality of life in our Woodhill community.

Woodhill Homeowners Association

EXTERIOR LIGHTING POLICY

LANDSCAPE DECORATIVE LIGHTING

Low profile decorative landscape lights may be installed along on the ground for walkways/entryways and in the backyard of homes and must adhere to the provisions above. String lights are prohibited if visible from neighboring property, except during the times permitted for Holiday Lighting below.

TREE, FLAGPOLE AND ORNAMENTAL LIGHTING

Low profile landscape lights may be installed to accent a tree, flagpole or ornamental landscape decor. The light source shall be shielded; not to exceed 25 watt spot lights either low or 110 volt system. Solar panel voltage is also permitted.

HOLIDAY/STRING LIGHTING

Celebratory holiday lights may be placed on the exterior of your home and landscape during the "Holiday Period", defined as between November 20th and January 15th. Holiday lights may be displayed at the beginning of this period and must be removed at the end of the period. 45 days prior to holiday and must be removed within 10 days after holiday.

SECURITY LIGHTING

Security lighting must be directed as not to shine on neighboring property. The light source must be shielded (i.e., the bulb is not visible). Floodlights are not allowed unless they are set on motion sensors and only come on for short intervals and must adhere to the provisions above.

PROHIBITED LIGHTING

All high intensity, sodium and barn lights, unshielded flood lights, string lighting and like are prohibited.

TOWN OF PAYSON EXTERIOR LIGHTING POLICY

The Town of Payson Unified Development Code 15-02-002(c) states the following:

Outdoor lighting shall be shielded and screened so as to reflect away from streets, adjoining properties and the sky. Outdoor lighting fixtures shall not exceed 30 feet in height within the parking area, and 15 feet in height within 30 feet of a residential area. In addition, the average light intensity of a site shall not exceed four foot candles average, measured three feet above finished grade.

In addition, code states:

All exterior lighting fixtures shall be fully shielded so that the source of illumination is not visible from adjoining properties, public ways or the sky." UDC Section 15-03-002.H.

No lighting shall be allowed if the lighting shines off of the owner's lot onto any adjacent lot. This includes pole lighting, porch lights, night lights (dusk to dawn), flood lights, patio lights, and any other type of lighting that may be installed. Furthermore, lights must be directed down to said property (unless stated otherwise in this policy). **Approval from the Architectural Committee is not needed provided the Owner follows the guidelines set herein.**

Woodhill Homeowners Association

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HOLIDAY LIGHTING

Celebratory holiday lights may be placed on the exterior of your home and landscape 45 days prior to holiday and must be removed within 10 days after holiday.

SECURITY LIGHTING

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