

Woodhill Homeowners Association

EXTERIOR LIGHTING POLICY

All exterior lighting and decorations shall:

- Be **maintained in good condition** at all times
- Not create a **nuisance**, including excessive brightness, glare, noise, or disturbance to neighboring properties
- Not pose a **safety hazard** or obstruct walkways, streets, or common areas
- Comply with all applicable **Architectural Review Committee (ARC)** requirements where noted

The Association reserves the right to require adjustment or removal of any installation determined to be a nuisance or inconsistent with community standards.

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 spotlights either low or 110-volt system. Solar panel voltage is also permitted.

PERMANENT ACCENT / “FOREVER” LIGHTS

Permanent architectural accent lighting (commonly referred to as “forever lights”) may be installed under eaves or architectural features provided that:

- Lights are installed under the eaves of the home, so bulbs are not visible.
- Lighting is directed downward onto the Owner’s structure only.
- Colors, brightness, and operation remain reasonable and non-disruptive. For times that are not attached to holidays, the light must be of a warm off-white tone.
- No flashing, chasing, or animated effects are permitted except when being used as holiday lights.
- Forever lights must be turned off by **11:00 P.M**

CAFÉ / STRING STYLE LIGHTING

Café or string-style lighting is permitted **only** in rear yards. Such lighting:

- Must not be visible from neighboring property, if someone is standing and looking at a 6’ level.
- Must be warm-tone, low-intensity, and steady (no blinking or color-changing outside Holiday Periods).
- May not be installed in front yards, side yards visible from neighboring property, or along perimeter fencing.
- Café lighting must be turned off by **11:00 P.M.** Porch and Garage lights do not need turned off

HOLIDAY/DECORATING

Winter Holiday Season (all holidays from October 15th – January 10th)

- Installation may begin: **No earlier than October 15th**
- Must be removed: **No later than January 10th**

All Other Holidays

- May be installed: **15 days prior** to the holiday
- Must be removed: **within 7 days after** the holiday
- If additional time is needed, you may request a variance by contacting the HOA

5.3 Permitted Features

During approved holiday periods:

- Colored lights
- Animated or decorative lighting
- Inflatables and themed décor (properly secured)

5.4 Restrictions

Holiday displays must:

- Not create excessive **brightness or noise**
- Not obstruct sidewalks, streets, or neighboring views
- Be maintained in a **safe and orderly condition**

5.5 Hours of Operation

- Holiday lighting must be turned off by **11:00 PM**

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, and like are prohibited. Bulbs may be no more than 60-watt/850 Lumens.

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 (4 lumens per sq. ft), 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.*** See Exhibit A for definitions.

Amended by The Board of Directors
September 22, 2023
Amended by the Board of Directors
May 28, 2026

EXHIBIT “A” - DEFINITIONS

For purposes of this policy, the following definitions shall apply. Each classification is based on the installation method and not the duration of use:

9.1 Temporary vs. Permanent Installation

- **Temporary Installation:** Designed for short-term use and easily removable without tools or structural modification
- **Permanent Installation:** Affixed, mounted, or installed in a manner intended for long-term or continuous use

9.2 Permanent (“Forever”) Lighting

A lighting system that is:

- Installed on a **continuous or semi-permanent basis**
- Typically mounted along rooflines, eaves, or architectural features
- Installed within a **track, channel, or similar mounting system**
- Intended to remain in place year-round, regardless of use

9.3 Café / Bistro / String Lighting

A decorative lighting system consisting of:

- **Exposed bulbs connected by a visible strand or cable**
- Suspended between structures, poles, or other supports
- Commonly referred to as café lights, bistro lights, festoon lights, or string lights

9.4 Holiday Lighting

Lighting that:

- Is **temporary in nature**
- Uses **colors, animations, or decorative themes** commonly associated with holidays or celebrations
- Is installed and displayed in connection with a **specific holiday or seasonal event**

9.5 Decorative Lighting

Lighting intended primarily for:

- **Aesthetic or ambiance purposes**, rather than safety or security

This includes, but is not limited to:

- Café/string lighting
- Accent lighting
- Seasonal or themed lighting

9.6 Architectural Lighting

Lighting that is:

- Integrated into the structure of the home
- Designed to highlight architectural features
- Typically **subtle, uniform, and white in color**

This includes approved permanent lighting systems used in compliance with this policy.

9.7 Nuisance Lighting

Any lighting that:

- Unreasonably **interferes with a neighboring property’s use or enjoyment**
- Produces excessive **glare, brightness, light trespass, or distraction**
- Shines directly into windows or adjacent lots
- Only 60-watt or 800-850 Lumens allowed.

The determination of a nuisance shall be made by the Association in its reasonable discretion.

9.8 Visibility

The extent to which lighting or decorations can be seen from:

- Neighboring properties
- Streets or common areas

Installations that are **highly visible** may be subject to stricter review and regulation.