



SGPOA EXTERIOR LIGHTING POLICY

Approved 5/21/2016

Revised 5/20/2020

The Plantation is a residential community with a long history of preserving its natural environment. Therefore, it is important to have exterior lighting standards that minimize glare and light trespass while maintaining safety, security and homeowner satisfaction. The following guidelines are intended to help owners, their builders and their architects understand how to design their exterior lighting sources to minimize their impact on other owners, wildlife and skyglow while maintaining the full use and enjoyment of their home and property.

The following exterior lighting standards are applicable to all **new or replacement construction and landscaping** in the Plantation and to all owners, regardless of whether their house is rented or not. *There are additional Federal, State and local rules that apply only to beach front lighting that affects turtle nesting during nesting season and these are **NOT** included in this section. If your home is beach front or visible from the beach, please also see Florida Fish and Wildlife Conservation Commission (FWC) Approved Sea Turtle Lighting for turtle lighting rules at <http://myfwc.com/wildlifehabitat/managed/sea-turtles/turtles-lights>.*

SGPOA EXTERIOR LIGHTING POLICY GUIDELINES:

1. Style and placement of exterior light fixtures:
 - All exterior lighting shall be designed and installed to minimize glare and light trespass over property lines;
 - Light sources should be recessed or have opaque shields surrounding the bulbs, including lighting within or under an architectural feature, such as a porch roof or a roof overhang; transparent and translucent coverings are not allowed (see Illustrations);
 - Vertical lighting must be shielded at the top;
 - Light sources for safety and security lighting (steps, underhouse, entrances, decks, pathways) must be positioned so that the point source of the light fixture points downward so that light only shines down (see Illustrations);
 - Floodlights, spotlights and unshielded pole-mounted lights are prohibited; shielded pole-mounted lights are discouraged (see Illustrations); uplighting is prohibited;
 - Motion-detecting security lighting is permitted and must adhere to Lighting Policies and Guidelines.
 - It is strongly recommended that exterior lighting have automatic cut-off devices so the lights can be turned off by 11 p.m. (SGPOA policy). Light fixtures visible from the beach should follow the Florida Wildlife Commission recommendations for the protection of sea turtles.

2. Light bulb types:

Mercury vapor lighting and white incandescent bulbs are prohibited. High- or low-pressure sodium bulbs are permitted and encouraged. Amber, orange or red LED bulbs with wavelengths longer 560 nanometers are generally recommended and required for light fixtures:

- Visible from the beach. White fluorescent and high intensity discharge bulbs (HID) are strongly discouraged (see Definitions);
- Solar or other low wattage pathway and stair tread lights are allowed as long as the light source is three (3) feet or less in height above ground or stair level, is shielded and points down.

3. Landscape lighting:

- Landscape luminaires are limited to 15 per property, not including walkway and driveway lighting;
- Landscape lights must have an opaque shield fully covering the bulb (see Illustrations).
- Solar or other low wattage landscape lighting must be three (3) feet or less in height above ground or stair level, must be shielded and must NOT project light skyward;
- Landscape lighting can project onto foliage and trees as long as the lights do not point into or onto a neighbor's property and do not project skyward;
- Landscape lighting must be turned off by 11 pm nightly;
- All wiring must be underground.

4. Underhouse lighting:

- Underhouse lighting must have exterior light switches allowing for easy manual turn-off (new construction);
- It is strongly recommended that underhouse lighting also have automatic cut-off devices so the lights can be turned off by 11 p.m. (SGPOA policy);
- No underhouse lights may be left on overnight; underhouse and entrance lights may be used after 11 p.m. only during the time an owner or guest is entering or exiting the house;
- Landscape and exterior lighting not in use by an owner/guest occupying the property should be turned off by 11 pm, either manually or by automatic cut-off devices.

5. Dock lighting:

- Dock lighting is allowed for safety and security purposes but must be shielded and low wattage;
- No unshielded pole lights or uplighting are allowed;
- Nighttime low wattage warning lights for boaters may be attached to the wood stringers below the deck surface and facing the Bay;
- Dock lighting should be turned off by 11 pm unless in use.

6. Holiday lighting:

- Holiday lighting is allowed from December 1 through December 31;
- No rooftop holiday lighting is allowed, and the use of small, non-colored bulbs is encouraged;
- Holiday lighting must be cut-off at 11 pm.

7. Event lighting:

- Event lighting is allowed on the day and night of the event only;
- Event lighting must be cut-off no later than 12 midnight.

8. Monitoring:

- Exterior lighting will **NOT** be monitored by security unless a safety issue is identified;
- Exterior lighting will only be monitored by the ARC immediately following new installation to ensure it follows the approved design;
- Owners who have a complaint about a neighbor's lights should follow the POA complaint process.

9. Rental properties:

- All rental management entities (including VRBO) are required to put the POA lighting guidelines 4 through 7 in their rental agreement and in their Plantation rental packages;
- Rental homes must follow the same daily 11 pm cut off as all homes;
- No underhouse lights may be left on overnight;
- Rental owners are requested to provide information in their homes informing guests of the location of exterior light switches or timing devices and label them for which lights are controlled by which switches. They should also provide information in their home of the POA cut-off times for exterior lights.

10. Swimming pool lights:

- Pool lights located below the water surface within the pool shell are exempted from these guidelines; they must follow Federal, State and local safety guidelines;
- Lighting around the pool deck must comply with all other exterior lighting guidelines, including being turned off by 11 pm.

11. ARC Approval:

- An exterior light fixture schedule to include location of fixtures, fixture pictures, count in each area, bulb wattage and type, type of mount and mounting height is to be included with an application for consideration by the ARC. This is for any new construction or change or addition to house or landscape lighting.

12. See Definitions and Illustrations on this page or contact ARC for any questions.

DEFINITIONS:

"Bug" type bulb means any yellow light bulb specifically designed to reduce the attraction of insects to light.

Floodlight means any light fixture or lamp used for projecting a broad beam of high-intensity light over a wide area.

Fluorescence means absorbing light at one wavelength and then emitting light at a longer wavelength.

Fluorescent lighting means a low pressure mercury-vapor gas-discharge lamp that uses fluorescence to produce visible light. The fluorescent lamp converts electrical energy into useful light much more efficiently than incandescent lamps.

Full cutoff fixture means a luminaire that does not emit any light, either directly or by reflection or diffusion, above a horizontal plane running through the lowest part of the luminaire's feature containing the lamp or lamps. In other words, the bulb is totally shielded (see Appendix A and C).

Glare means light emitting from a luminaire that interferes with visibility.

Lamp means the component of a luminaire that produces the actual light.

Landscape lighting means lighting used to emphasize or draw attention to a landscape feature.

Light trespass means light from an artificial light source that is intruding into an area where it does not belong, such as an adjoining or nearby property, or the beach or dune.

Long wavelength lighting means amber and red spectrum lighting.

Low and high pressure sodium lighting (LPS/HPS) means those lamps that provide a narrow bandwidth of monochromatic yellow light; these lamps are restricted to outdoor lighting. They are very energy efficient but there is no color definition.

Lumens means light output.

Luminaire means a complete lighting system, including a lamp or lamps and a fixture.

Opaque cover means a cover that is not transparent or translucent so it does not allow light to pass through it (see Illustrations).

Outdoor lighting means the nighttime illumination of an outside area or object by any fixed luminaire. Vehicle lights and flashlights are not included in this definition.

Pole-mounted lighting means any luminaire set on a base or a pole which raises the source of light more than three feet off the ground.

Recessed lighting means a luminaire recessed into an outdoor ceiling or canopy so that its bottom is flush with the underside of the structure (see Illustrations A).

Security Lighting means any light fixture installed for the purpose of deterrence or detection of intrusion.

Shielded lighting means no portion of the lamp or lamps are directly visible but instead there is an opaque cover shielding the lamp or lamps (see Illustrations A).

Skyglow means illumination of the sky from artificial sources.

Spotlight means a strong beam of light projected to brilliantly illuminate a spot or area.

Unshielded lighting means all or part of the lamp is exposed on the sides (see Illustrations).

Uplighting means any luminaire that directly projects light skyward (see Illustrations).

- Resources:*
- o *City of Sanibel Outdoor Lighting Regulations, with 2015 changes*
 - o *Florida Fish and Wildlife Conservation Commission (FWC) Approved Sea Turtle Lighting (<http://myfwc.com/wildlifehabitats/managed/sea-turtles/turtles-lights>)*