

**DEL SUR COMMUNITY ASSOCIATION
EXTERIOR LIGHTING POLICY
Effective December, 2025**

Preamble

The Board of Directors for Del Sur Community Association has adopted this policy to guide homeowners seeking to install or update non-traditional, fixed exterior lighting of any kind, as well as to provide all homeowners with a summary of the Association's requirements and restrictions pertaining to exterior lighting. This policy is intended to comply with, and expand upon the Community Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Del Sur ("Community Declaration"), Design Guidelines and Community Guidelines.

Exterior Lighting - General Requirements

- 1) In accordance with the Community Declaration, the prior written approval of the Design Review Committee is required for the installation of any and all exterior lighting.
- 2) All exterior lighting shall comply with the Community Declaration, the Community Design Guidelines, Title 24 lighting standards, all applicable local ordinances in effect at the time of installation and this policy.
- 3) The use of exterior lighting shall comply with the Community Declaration, Community Guidelines and applicable law including, but not limited to, the City of San Diego Municipal Code 142.0740.
- 4) Exterior building lighting, either attached to, or as part of a building, shall be the minimum needed to provide for general illumination of entries, patios and related outdoor spaces, and associated landscape structures.
- 5) Exterior building lighting shall be positioned, directed, shielded and otherwise controlled to prevent glare for other Del Sur Lots or Condominiums, light trespass onto adjacent properties, and light pollution in adjacent open space areas.
- 6) Exterior site lighting must be directed onto vegetation or a prominent site feature, such as a walkway, stairs or water feature, and not on any building.
- 7) Lighting of plant material shall be achieved with hidden light sources and down lights from above.
- 8) Seasonal lighting shall only be permitted between October 1st and January 15th. No other colors, themes, or any other light activity besides that authorized

by this policy are permitted at other times of the year. Non-Seasonal lighting shall be soft white and shall not exceed 3000K.

- 9) All exterior lighting must be maintained in a like-new condition and not allowed to fall into disrepair. Faulty or burned-out bulbs must be replaced within fifteen (15) days.
- 10) Notwithstanding the foregoing, additional requirements for specific exterior lighting installations, including under eave permanent channel lighting and market lighting are outlined below. These installations must comply with the conditions and restrictions set forth below, and be approved by the Design Review Committee.
- 11) Any exterior lighting installation determined by the Board of Directors to be a nuisance, or otherwise in violation of this policy, the Community Declaration, Design Guidelines and/or Community Guidelines, must be removed.

Channel Lighting

Under eave permanent channel lighting may be installed on the exterior of a home or condominium with prior written Design Review Committee approval, provided:

- 1) The lighting is programmed to be soft white except as provided for above and is programmed not to exceed 3000 Kelvin Color Correlated Temperature.
- 2) The lighting is not installed in any area that is directly visible from the bedroom of another residence.
- 3) The lighting is only installed in targeted areas and not the entire perimeter of the structure.
- 4) The lighting is programmed to provide a consistent level of light. Flashing, chasing, fading and other lighting patterns are strictly prohibited; and
- 5) The color of the track must match the surface of the building it is being attached to.
- 6) The lights must be turned off no later than 11:00 p.m.

Market Lighting

This style of lighting describes overhead lighting installed in the rear yard, side yard or enclosed courtyard areas as a means of subtle illumination. This style of lighting does not include holiday lighting and decor as covered in the Del Sur Design Guidelines.

Market lighting may be installed in the yard area of a Lot or Condominium with prior written Design Review Committee approval, provided:

- 1) The strands of lighting must be located entirely within the confines of the owner's property.
- 2) The lights shall not be attached to the structure of the residence, other than as an anchor point with the residence to poles, a pergola, patio cover or gazebo.
- 3) The lighting may be attached to the perimeter of the pergola, patio cover or gazebo, and used sparingly under the pergola, patio cover or gazebo for ambient lighting.
- 4) At no time shall market lights be strung along eaves, gutters, or along the lines of the residence.
- 5) When using individual posts to install market lights, no more than four (4) posts shall be permitted. The posts must not exceed eight (8) feet in height and must be treated and/or painted to match the color of the existing architecture. The posts must be setback from the property line and/or fences by three (3) feet minimum for single family homes and two (2) feet minimum for condominium units. All poles must be freestanding.
- 6) At no time shall the lighting or poles be attached to a perimeter fence or wall, or any portion of the Community Common Area, including without limitation, any Community Common Area trees.
- 7) Bulbs must be clear or white and must be designed for outdoor use. Colored lighting is not permitted outside of the holiday season.
- 8) Bulbs must not exceed 12 watts, and LED equivalent (1w).
- 9) The density of lighting installed must be reasonable and not present a disruptive presence to adjacent neighbors.
- 10) The lights must be turned off no later than 11:00 p.m.
- 11) The installation and use of market lighting must also comply with the Community Design Guidelines and Community Guidelines.

Spa and Water Lighting

Owners shall install underwater spa and water feature lights with rheostats so that they may be easily dimmed in the event spillover light from these sources creates a nuisance for neighboring Lots.

Signed



CHAD ROSS

President, Del Sur HOA Board

Date November 26, 2025