

Herb River Bluff
ARB Standard for Landscape Lighting
Effective October 1, 2025

The Herb River Bluff Architectural Review Board shall regulate the exterior design, appearance, use, location, and maintenance of the property. The ARB will review submissions and make decisions using its best judgment to preserve compatibility with the character and appearance of the community. The following are the standards defined by the ARB for the installation of landscape lighting.

- All new lighting proposals are expected to show suitable restraint and concern for the impact on neighboring properties, and should be shielded, directed appropriately, and fit within the general character of the surrounding environment.
- Lighting fixtures for side or front entry and garage are to adhere to the following specifications:
 - Fixtures lit by incandescent bulbs not greater than 60 watts each.
 - Fixtures lit by Compact Fluorescent Lighting and LED bulbs not greater than 800 lumens each with a color temperature not to exceed 2700 Kelvin.
- Visible landscape lighting, when made an integral part of the landscape plan for the site, shall be permitted provided:
 - All electrical wiring is located below ground.
 - CFL and LED exterior lighting shall attempt to achieve the traditional light quality and warm toned color temperature of 2700 Kelvin.
 - The total wattage per house site shall not exceed 70 LED watts or 7000 lumens.
 - Clusters of specimen trees, shrubs, or lone specimen trees may be illuminated by ground level fixtures concealed by planting.
 - Lighting timers and controls are recommended for all exterior lighting.

The following visible lighting is not permitted and will not be approved:

- Removal and replacement of exterior lighting installed by the builder.
- Lighting that results in the illumination of adjacent or common property.
- Fixtures using high-pressure sodium, mercury vapor, quartz, and any light with a high intensity discharging rating.
- Permanent strings of lights located in trees or outlining portions of buildings.
- Illuminating larger areas of exterior walls.
- "Moonlighting" large areas of the site.

- Watt, soffit, or ground level fixtures where lamps are not screened by baffles or plantings that screen the view from neighboring properties.
- Lighting that, in the judgment of the HOA, will have a detrimental effect on other properties.