Amendment and revised Rule 17 Permanent

Amendment and revised Rule 17 Permanent (Year round lighting) recorded and approved February 28, 2024 per Board of Trustees.

Proposed Rule 17: Holiday lights may be illuminated between November 15 – January 15. Holiday lights may include all colors and white and may be affixed to the dwelling or located throughout the front lot. Holiday lights are not permanently connected to a code approved power source. Temporary lights may be installed no sooner than October 1, and taken down after January 15, weather permitting.

Permanently installed LED holiday/accent lighting systems such as “Trimlight”, “Jelly”, “Everlights”, and many more, must be installed:

1) So they are not easily noticed or do not draw attention to themselves. They must be under the eaves, so they are facing downward.
2) Fasteners and wiring must blend with the house color, so that the unilluminated lights do not attract attention.
3) All accent lighting must be soft white and colorless.
4) No kinetic lighting is allowed; stationary displays only.
5) Year around accent lighting: No more than 1 light for every 8 lineal feet of soffit run. For example, in a soffit area that is 16 feet of run, 3 lights may be illuminated: one at each end and one in the middle of the run. Any soffit less than 8 feet in length shall utilize a maximum of 2 lights.

A Property Improvement Application must be submitted for permanent lights and must be approved prior to installation.

SunCrest aspires to be a Dark Sky community that seeks to minimize light pollution and blend with its natural surroundings, therefore lights should accentuate the aesthetics of the home without disturbing the neighbors or neighborhood.

Violations may be fined at $25 per day. Ref: CC&R 4.2.37, 11.2.3, Design Guidelines 1.3.3, 2.5.8, 3.4.6, 5.5.1, 5.5.3