

ARC EXCEPTION

Permanent, changeable, under eave lighting, commonly known as permanent holiday lighting and including commercial brand Trim Light, among others, and hereinafter referred to as "Trim Lights", shall be permitted in the area of governance of the DC Homeowners Association as an exception to the ARC Guidelines provided the following conditions are adhered to:

1. Trim Lights cannot transmit direct light onto or towards other residences.
2. Trim Lights may only be operated (on) between dusk and midnight.
3. Trim Lights may only operate 1 week before until 1 day after a holiday, other than Christmas which now is between Thanksgiving and New Years. Homeowners may use the lights for one day on personal holidays, such as birthdays, anniversaries, graduations, etc.
4. Lighting effects such as flash, strobe, twinkle, chase, etc. should not be distracting to neighbors for an extended period of time. This will be determined by the ARC.
5. Should the Trim Lights be deemed a distraction to the neighborhood, the ARC will have the right to limit the amount of time a homeowner may use their lights.
6. Trim Lights must be safe and well-maintained. All lines must be placed to provide an indirect lighting feature for the home. No exposed or loose wires are permitted and non-working Trim Lights shall be replaced as needed.

Approved by the DC HOA this 19th day of September, 2023.

By,



Mark Westergard, President