# EAST LAKE VILLAGE SHORES

Date: June 16, 2015

To: East Lake Village Shores Residents

From: East Lake Village Shores Community Association

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Dear East Lake Village Shores Resident,

The Exterior Lighting Guidelines that were sent out for a 30 day comment period were adopted at the June 11, 2015 regular board meeting. Therefore, all requirements set forth to adopt the following Exterior Lighting Guidelines have been met. The Exterior Lighting Guidelines document in its entirety is included for your records. Landlords, please share with your tenants.

Should you have any questions or concerns please contact the Community Manager, Taryn Martin, at taryn@stonekastle.com or 714.395.5245.

**Subject: EXTERIOR LIGHTING**

**Adopted:** ELVSCA Board of Directors

## 1.0 PURPOSE

The purpose of this guideline is to delineate the requirements and specifications for the use of exterior lighting. Many East Lake Village Shores (ELVS) residents have taken pride in their yards and home exteriors with the application of lighting to provide safety and to accent their houses and landscaping. As the number of homes applying lighting have increased, the variety and availability of lighting types and sources have increased as well.

These guidelines are intended to assist homeowners with existing, current and new or future lighting applications. It is important to note that for existing lighting installations, these guidelines are also intended to serve as a review platform which enables the Architectural Committee and the resident to examine how their current lighting meets the preferred and required style or type of installations. While this document, which is intended to maintain current awareness of lighting styles and preferences, serves primarily for planning decorative, safety and general exterior lighting installations, it also serves as a reference document in the event of a disagreement, dispute or complaint. In addition, these guidelines are intended to help homeowners understand the importance of balance in the application of the various types, quantity and luminescence (or brightness) to get the most from your applications while not creating any undesirable appearance or annoyances with respect to our neighbors or across the water.

It is the homeowners' responsibility to comply with all local building codes when installing and or using lighting in or on their property.

## 1.1 SCOPE

This guideline is applicable to all homeowners and tenants who are residents of the East Lake Village Shores Community Association.

## 1.2 STATUS

This is the original release of this guideline.

## 1.3 DEFINITIONS

For the purposes of this guideline, the term lighting is used to delineate all forms of exterior lighting either attached directly to the exterior of the home or property or used as landscape or accent lighting.

a. Security Lighting
b. Landscape, Decorative and Accent Lighting
c. Holiday and Special Event Lighting
d. Other Lighting Treatments as Identified

## 2.0 ARCHITECTURAL REVIEW COMMITTEE APROVALS

These guidelines are intended to provide ELVS residents with assistance and guidance in their lighting applications. Residents who deviate from the guidelines delineated below need to receive signed prior approval by the Architectural Review Committee (ARC) unless otherwise noted (e.g., Section 3.1 - Porch Lights and Wall Sconces).

## 3.0 SECURITY LIGHTING

## 3.1 PORCH LIGHTS AND WALL SCONCES

Porch and exterior wall hanging or sconce lighting is the direct responsibility of the individual homeowner. ARC approvals are not required for repair and/or replacement of existing or equivalent styles. Consideration and respect for intensity, placement or style is intended to be in accordance with all aspects of these guidelines.

## 3.2 ADDRESS LIGHTS

Address lighting on each residence is the responsibility of the individual homeowner to assure quick identification of a home's correct location in case of emergency. Prior ARC approval is required for any fixture deviating from the approved specifications delineated as follows:

### 3.2.1 SPECIFICATIONS

a. Lighted Address Fixtures shall face and be visible from the street and can be mounted on homeowner's house. It is the responsibility of the home owner to keep the fixtures in good repair. Street side address fixtures shall be lighted during non-daylight hours to facilitate homeowner identification and safety or emergency needs.
b. Over all dimensions shall not exceed 15 inches wide x 6 inches high x 2.5 inches deep and be constructed of materials to withstand the elements (sun, wind, moisture, etc).

c. Fixtures shall be electrically powered (solar powered address lighting is not recommended due to lack of adequate illumination).

(Note: See Appendix A for examples of fixtures currently used in ELVS for specific product examples, repair and replacement vendor references)

## 4.0 LANDSCAPE, DECORATIVE AND ACCENT LIGHTING

All landscape and accent lighting should be low voltage. It does not require ARC approval and is the safest, most efficient and most energy conscious lighting available today. As a primary guideline, all landscape, decorative and accent lighting shall be **white or clear throughout the year, except seasonal Holidays and special events when color lighting is appropriate.** Any carry over party or holiday lighting is not allowed (reference Section 5.0).

## 4.1 EXAMPLES AND USES OF LOW VOLTAGE LIGHTING

Low voltage lighting can be placed along walkways for safety and aesthetics, in landscaping for decorating purposes such as Malibu Lights that operate from a transformer which is typically 12 VAC. Low voltage lighting may also be placed on top of pilasters and posts. For walkways and pilasters the wattage of bulbs should be in the 7 to 20 watts range, depending on the number of bulbs per fixture, but not to exceed 60 watts total per fixture, such as on pilasters. Any higher wattage reduces the efficiency and tends to “over light” the areas or create uncomfortable or annoying lighting levels for others. Bulbs should be soft-white when placed in or about landscaping. Please consider your neighbors when placing lights in trees, as the higher you go the more the light will be visible from their residences or yards. Keep the height of the lights below the first story roof line and not to exceed 8 ft maximum.

## 4.2 LED LIGHTING

The more efficient LED (light emitting diode) lights operate on regular 110 VAC house current and are also an efficient energy-saving option, however, the initial costs are typically notably higher when compared to the incandescent lights.

Some research and planning is required when using these new, brighter LEDs and higher wattage incandescent bulbs because of the higher luminescence. These lighting types include, but are not limited to, exterior spot lights and rope lights used as landscape accent, dock lighting and the popular lamp post and pilaster lighting used on the lakeside resident’s yards and dock areas.

The LED styles are notably brighter, which can create light brighter than comfortable for your eyes and your neighbors. Residents should use of the “warm white” colors/styles found traditionally in incandescent lighting is recommended vs. various “bright white” or “blue” LED styles that can easily create an uncomfortable level and annoying light

intensity or hue. Residents are requested not to over-light your yard, deck or boat dock areas or cause any spill-over light into your neighbor's yards, onto houses, or across the water that may be deemed a nuisance.

## 4.3 STANDARD HOUSE POWER

While not recommended for most exterior lighting due to its inefficiency and the possibility of a safety hazard, Regular 110 VAC house current lighting may be applied if it does not cause over-lighting, or be directed, or placed so that it creates any annoyance or undesirable affects with the neighbor's properties. These lighting types include, but are not limited to, exterior incandescent spot lights and decorative exterior pole or post mounted lamps. "Up" lighting (that type which the fixture aims the light directly upward) should be used for landscaping effects on trees, shrubs and walls, but must be carefully positioned and "aimed" so not to shine directly into neighboring eyes or across the water.

## 4.4 SOLAR

An alternative to "wired" lighting – for both incandescent and LED lighting - is SOLAR lighting. No wiring, no transformers, no electric bills – just "stick" them in the ground with good sun exposure. Most turn on automatically at dusk - usually for a preset amount of time, possibly until dawn, or when the "charge" runs down. SOLAR spot lights are available in both incandescent and LED models. Naturally, the LED versions are more expensive but more efficient and brighter – so some planning is required. Solar lighting to date has been largely used for minimal illumination of walkways, landscape edging or minor lighting needs.

## 4.5 ROPE AND STRING LIGHTING

Rope lighting has gained some popularity and is available in both incandescent and LED types. Again, some planning regarding their application is recommended to maintain that balance in the application. Rope lights can also create light brighter than comfortable for the eyes, especially your neighbors, as they typically project outward more visibly than lighting the immediate area. Residents should use "warm-white" style. The more traditional string lighting is also still used by homeowners.

Residents should not put rope or string light strands on houses, bushes**,** patio covers, balconies or along lot bordering wrought iron fencing, except when used as decorative lighting for seasonal holidays or special events on a temporary basis and should also be turned off when not in use for these occasions.

Rope and string lights are to be installed so that they are straight – such as on docks, decks, and under patio and deck steps - so they do not droop and do not over light (Easy-to-install plastic channel strips are available to keep rope lights straight and prevent sagging). Also, if used on tree trunks, consider wrapping a limited number of

trees (one to two – three or more is too many) with rope or string lights, using evenly spaced wraps, not too tightly spaced, and do not exceed the height limits (8ft) – so as not to over light the area. Remember that a little light "glows" a long way at night - especially over water.

### 4.6 TIMERS

It is required that timers or light sensitive control devices with a pre-set time lighting limit be used for all exterior lighting devices.

### 4.7 EXTERIOR LIGHTING HOURS

Exterior lights are to be turned off no later than 11:00 p.m. except for exterior lighting deemed necessary for safety and security.

### 5.0 HOLIDAY AND SPECIAL EVENT LIGHTING

East Lake Village Shores has provided Yorba Linda and the surrounding communities with holiday lighting on the houses, streets and boats for the last three decades, especially at Christmas; and July 4th. Other holidays include, but are not limited to, Valentine's Day, St Patrick's Day Easter, Halloween and Thanksgiving. Christmas-holiday lighting shall not be turned on until Thanksgiving Day and must be removed by January 15th. Other holiday lighting shall be removed within 7 days after the holiday and special event lighting shall be removed within 24 hours or at the conclusion of the event.

Holiday and Special Event lighting can utilize both white/clear and/or colored lighting treatments. Considerations noted throughout this guideline suggest care not to disturb neighboring residents or cause lighting levels considered hazardous to the safe navigation of boats or visiting traffic.

### 6.0 LIMITED USE OF COLOR AND OTHER LIGHTING TECHNOLOGIES

As a recent survey revealed, most residents prefer color limited to use during seasonal holidays and special events and openly prefer the use of white or clear lighting during all other times. The use of color shall be limited to special events, parties or social times. It is not appropriate for regular, every-night operation throughout the year with the exception of holidays. (Also see section 5.0)

Fluorescent lighting is not to be used outdoors and is recommended for indoor use only. This lighting method is not typically safe when used for exterior purposes. Due to glare commonly associated with this type of lighting it is not desirable.

# Appendix Contents



*Note: These Appendices are intended for use only as a general guide as each application is unique and different. Please always refer to manufacturer's guidelines and specifications. Eastlake Village Shores Community Association nor the author's of these guidelines and appendices are not liable or responsible for accuracy, representation or current information.*

Appendix A

## Exterior Address Lighting

The repair and/or replacement of address lighting is the responsibility of the homeowner. The following information is provided to assist in facilitating the process for the existing address light fixtures.

### Style of Address Lighting Fixtures

Examples of fixtures currently used in ELVS include:

A. 


B. 


C. 


D. 


### Vendors Experienced in Eastlake Shores Address Lighting Installation and Products

**1. SIGNDESIGN**

SIGNDESIGN is the original vendor and are located at 1022 E. Orangefair Lane, Anaheim, California 92801. (714) 773-1819. The point of contact is Jon Thornton. The examples shown above were supplied by this vendor and are available as follows
(prices are subject to change, please verify costs before ordering):

ITEM DESCRIPTION PRICE (Listed by photo references above)
A. The fixture is no longer available, but the number insert
can be replaced at a cost of $35.00
B. Complete fixture is available for purchase. $65.00
C. Complete fixture is available for purchase. $48.00
D. Complete fixture is available for purchase. $48.00
Additionally, replacement bulbs and transformers are available
at additional costs.

**2. Tyler Lighting Services, Inc.**

Tyler is the current lighting contractor used by the ELVSCA. They are located at 551 W. Crowther Avenue, Placentia, California 92870, (714) 666-6660.
For a fee of $50.00 (parts and labor), Tyler will convert existing address light fixtures from incandescent to LED. The conversion must be done at Tyler's facility in Placentia.

# Appendix B

## A Guide to Glossaries of Lighting Terminologies, Types and Definitions

Because of the extensive definitions and terms available for lighting, a listing of available websites that provide excellent terms and definitions, particularly for outdoor lighting, is provided for your reference.

| | |
|---|---|
| Outdoor Lighting Glossary | www.sitelighting.com/techtalk/Glossary |
| Guide to 12 Volt Lighting | www.12voltoutdoorlighting.com/guide |
| Lighting Glossary, Illustrated Lighting Terms, Lighting Definitions | www.pegasuslighting.com/glossary.html |
| A Listing of Various Glossaries | www.bing.com |

Comparison Chart of LED, CFL wattage equivalents, energy usage, life, and other considerations www.designrecycleinc.com/**led**%20comp%20**chart**.html

*Note: Bing, Google and other search engines offer an excellent depth of website listings on lighting glossaries, terms, images and definitions. You can enter your choice of subject simply by entering the nature of your search, such as "low voltage lighting glossary" or "Exterior Lighting Styles" in the search window.*

# Appendix C

## Examples of Outdoor Lighting Characteristics

The following charts, tables and references are provided to enable a better understanding of the types and benefits or considerations available based on lighting types and illumination needs. These references are not conclusive nor a complete listing of all lighting choices and styles and are meant only to serve as a helpful guide in your considerations.

1. LED Light Selection Basis (Use of MR-11 sized LED bulbs)
   (12V MR-11 bulbs are typically available in 10 -20 Watts)

| | |
|---|---|
| Part# | 73426 |
| Part Description | MR11 6 SMT LED LIGHT 12VAC/DC |
| Lamp Type | Spotlight light |
| Lamp Base | MR11 |
| Unit Wattage | 1.5W |
| Voltage | 12V |
| Frequency | 50--60HZ |
| Operating Temperature | (-)20Deg+40Deg |
| Environment Temperature | (-)20Deg+60Deg |
| Operating Humidity | 90% |
| IP Class | IP54 |
| Ventilation | open air |
| Weight | 30G |
| Size | 34×32mm |
| Package Type | inner box into carton |
| Number/ Carton | 100pcs |
| Carton Size | 40*25*30CM |
| Certificates | CE & RoHS |
| Lense Type | Clear Lens |
| Body Type | Spotlight |
| Work Environment | Indoor lighting |
| Luminous Efficacy | 90lm/w |
| Lumen Maintenance | 90% |
| LED Life | 50,000 hours |
| Warranty | see website for more information |

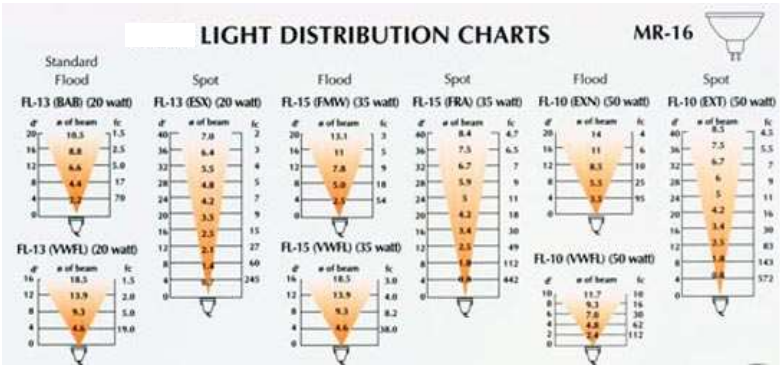
LEDLight.com

70 Lumen output. Comparable to a 15W Halogen. Available in white 6500 Kelvin or warm white 3000 Kelvin. Long life of 50,000 hours. 60 Degree viewing angle. GX4.0 base. Operating voltage 12V AC or 12V DC. 1.36 inches diameter x 1.35 inches height. No ultraviolet (UVA, UVB, UVB) or radiofrequency (RF) energy. Can be dimmed with a variable AC or DC voltage supply. One per package.

| Color | Beam Angle | Forward Lumen | Side Lumen | # of LEDs | # of chips per LED | LED Type | Kelvin | Wave Length | Unit Amps | LED Watts | Unit Watts | CRI |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| W | 120Deg | 60-70Lm | N/A | 6 | 3 | 5050 SMD | 6500K | N/A | 80ma | 0.18W | 1.5W | 70 |
| DW | | | | | | | | | | | | |
| WW | 120Deg | 60-70Lm | N/A | 6 | 3 | 5050 SMD | 3500K | N/A | 80ma | 0.18W | 1.5W | 70 |
| R | | | | | | | | | | | | |
| G | | | | | | | | | | | | |
| B | | | | | | | | | | | | |
| Y | | | | | | | | | | | | |
| UV | | | | | | | | | | | | |
| RGB | | | | | | | | | | | | |

LEDLight.com LLC
12215 East Chandler Heights Rd Chandler, AZ 85249
Toll Free 1(877)283-5060 Local 1(602)997-0366 Fax 1(602)861-4088

2. Halogen Lighting
   (Shown for MR-16 bulbs Typically used in Malibu Lighting and similar 12V Fixtures)



## 3. Wattage and light output of Incandescent, CFL and LED bulbs

The higher the wattage per bulb usually means higher utility bills. Note the energy-savings offered by LED lighting for equivalent levels of light. Most outdoor lighting systems use multiple fixtures, thusly can quickly multiply wattage, important both in operating costs and need of higher watt-capacity transformers.

| Light Output | LEDs | CFLs | Incandescent |
|---|---|---|---|
| Lumens | Watts | Watts | Watts |
| **450** | **4 - 5** | **8 - 12** | **40** |
| **750 - 900** | **6 - 8** | **13 - 18** | **60** |
| **1100 - 1300** | **9 - 13** | **18 - 22** | **75 - 100** |
| **1600 - 1800** | **16 - 20** | **23 - 30** | **100** |
| **2600 - 2800** | **25 - 28** | **30 - 55** | **150** |

Data provided by Eartheasy.com

## 4. Popular Light Bulbs and Styles of Lights for Low Voltage Outdoor Use

A small selection of bulbs and lighting assemblies most popularly used for outdoor exterior lighting and landscape lighting applications are on the following pages. Each types and style is designed to best suit the type of lighting desired, effect and positioning for best effect of the light display. These are only intended to provide a helpful guide for reference. Be careful to select the best style and type based on your lighting fixtures, plan and needs.

**Popular Low Voltage Bulb Styles**


Based Incandescents


Halogen MR-16


Halogen Bayonet


Bi-PinStyle Halogen


MR-16 LED


Candelabra LED

**Additional References** - Low voltage incandescent lighting is available from an abundance of sources (such as Home Depot, Lowes, ACE Hardware, Costco, Wallmart, etc). Sizing of the low voltage transformers can be critical to efficient operation. Typical transformer sizes are rated at 45, 90, 100, 200 and 300, 600, 900 Watts or higher (See Appendix C for examples). The total wattage for your lights should not exceed the transformer wattage rating. Simply add up the number of lights and their wattage and add a 15%-20% watt margin or more for overage then purchase the transformer to accommodate. Purchasing a transformer with no margin or for less wattage power than your total planned wattage is not recommended. It is also recommended that you use low voltage bulbs for multiple bulb fixtures in the 10-15 watt range, or bulbs used for a 1-bulb fixture not exceeding 60 watts – these lights should provide ample luminescence at night and are less costly to operate than higher watt bulbs. Most transformers have clock timers with the ability to set specific start and stop times – others have electric eyes (photo sensors) that turn on at dusk and run for a set amount of time before turning off.

Bulb Types and Styles for Outdoor/Exterior and Landscape Lighting

**Landscape Floods & Spots**

**LED Landscape Floods & Spots**

**Incandescent Low Voltage Light Bulbs**

**Miniature Low Voltage Light Bulbs**

**Color Miniature Wedge Light Bulbs**

**LED Miniature Light Bulbs**

**Xenon Bi-Pin & Wedge Base Light Bulbs**

**Halogen Bi-Pin Light Bulbs**

**LED Bi-Pin Light Bulbs**

**MR-11 Halogen Floods**

**Color MR-11 Flood Lights**

**LED MR-11 Bulbs**

**MR-16 Halogen Floods**

**Color MR-16 Flood & Spot Lights**

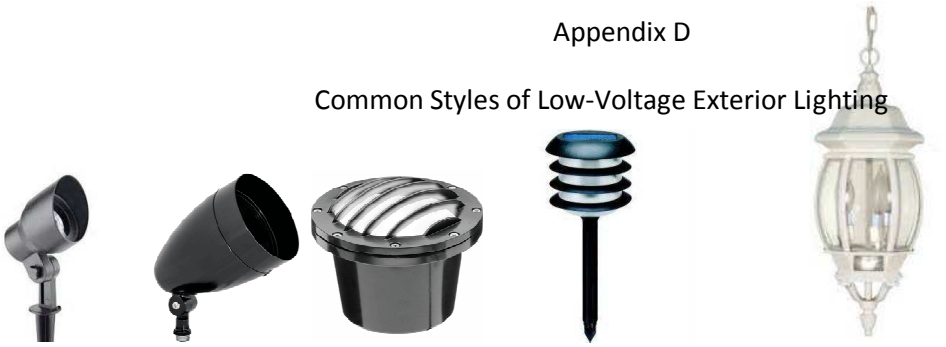
**LED MR-16 Bulbs**

**Color Incandescent & Halogen Floods**

*An excellent resource to examine details of each of the bulb types shown above is available on-line at: [www.lightbulbsdirect.com/page/oo1/CTGY/Landscape](www.lightbulbsdirect.com/page/oo1/CTGY/Landscape).*

Appendix D

Common Styles of Low-Voltage Exterior Lighting



# Appendix E

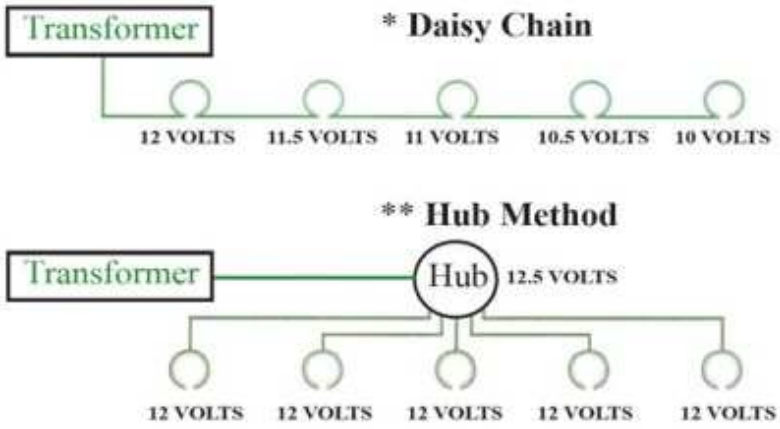
## Selecting A Transformer For 12-Volt Lighting

Selecting the correct 12 volt transformer is important to efficient operation and capacity of the lighting system to provide adequate wattage to each bulb in a outdoor lighting string such as Malibu lights. It is always better to have the transformers watt capacity exceed the total watt consumption planned. Transformers should be placed close to the center (Hub style shown below) of a string of lights so that power is distributed as evenly as possible. The Longer the run to more load is placed on the output of each light, with typical lessening of output brightness at the end of a string of lights.

**Landscape Lighting Cord Size**

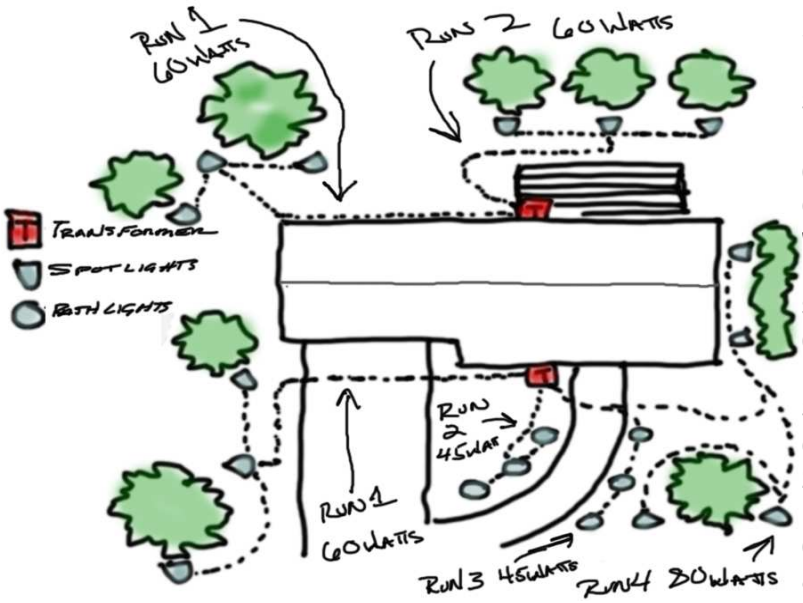
| Total Wattage of Power Pack | 150 Watts 16-Gauge Cable | 200 Watts 14-Gauge Cable | 300 Watts 12-Gauge Cable |
|---|---|---|---|
| 88 watts | 100 feet | 125 feet | 150 feet |
| 121 watts | 100 feet | 125 feet | 150 feet |
| 200 watts | 100 feet | 125 feet | 150 feet |
| 300 watts | 100 feet | 150 feet | 200 feet |
| 600 watts | 100 feet x 2 | 150 feet x 2 | 200 feet x 2 |

Transformer performance is helped by proper location of the transformer. Two illustrations below show different transformer location when connecting cable. Location of the transformer nearest to the center of the overall light locations will enable least dimming of lights and more even distribution of power (watts) to each light.



# Appendix F

## Sample Landscape/Exterior Lighting Planning Guide




### Step by Step Landscape Lighting Plan (regular small home plot)

**Step 1:** Start your outdoor landscape lighting project by drawing a simple diagram of the customer's property, and marking where you want to place the landscape lighting fixtures. For some layout help, consult our design guide.

**Step 2:** Group lighting fixtures close together into groups or zones so they can share a cable run. The zones should be determined by how far the fixtures are from the transformer. The first zone should include all landscape lighting fixtures closest to the transformer, then subsequent zones should follow. Each group will have its own cable run to its own landscape lighting transformer. Do not place a group of lighting fixtures 15 feet from a transformer on the same run as a group 100 feet from the transformer. Expect to have three cable runs of 80-100 watts for each 300 watt transformer circuit.

Follow our low voltage landscaping layout guide to make sure your lighting layout doesn't suffer from a voltage drop or damage. Reduce the number of runs, and manage voltage drops like the professionals with our Hub System.

**Step 3:** Add up the total wattage of all the bulbs you will be using. This will give you an estimate of correct size landscape lighting transformer you need. To better understand the multi-tap system, check out our multi-tap transformers guide for specific details.

**Step 4:** Calculate the cable gauge and length needed to reach the transformer. You will need 100 feet of 12 gauge cable for every 100 watts. For a more specific calculation, multiply the amount of wattage per zone by the cable length in feet. For example, if you have 120 watts, and 75 feet, that equals 9,000. If the total is less than 10,000, use a 12 gauge cable. If the total is between 10,001 - 15,000, use a 10 gauge cable or split the zone into two smaller zones.

**Step 5:** Purchase your supplies. The first items to buy are the landscape lighting fixtures. You need to choose the correct flood and well lights, path and area lights, and bulbs for the lighting effect that you want. Estimate how much cable you will need and purchase 30% more than what you calculated. Next you need to buy the transformer. For every 240 watts of bulbs, you need

300 watts of transformer. You can buy bigger transformers if you have more than 240 watts, however; it is better to buy two smaller transformers instead of a single large one.

Splices and connectors should be purchased next. You will need two connectors per fixture, plus extras for splicing the main cable and hubs. Any accessories, such as replacement bulbs, hub systems, and wire ties should be purchased last. Be sure to check out our Guide to selecting low voltage fixtures for more information, as well as our listing of Low voltage lighting tools every pro needs.

We recommend following this plan and supply list, or something similar to it, in order to be completely ready to tackle a landscape lighting project safely and effectively

*Above Step-by-step guide by (find complete bulb and product information on site):*

http://www.landscapelightingworld.com/Layout-and-Determining-What-To_Buy-a/150.htm

*The above diagram and suggestions are provided only as a guide and not specific to your home and property layout or needs*.