

# INDIGO GREEN FOUNDATION POLICIES



**Subject:** Exterior Lighting

**Date Adopted:** January 15<sup>th</sup>, 2017 and amended February 15<sup>th</sup> 2018

**Policy:**

In order to provide security to the residents of Indigo Green and preserve its architectural and aesthetic harmony, the Indigo Green Foundation (the "IGF") has established policies regarding exterior lighting of villas and condominiums.

During construction, numerous light fixtures were selected and installed in various areas in order to provide convenient lighting, provide security, highlight the architectural features of the various buildings and establish a certain mood and esthetic harmony. In order to preserve these objectives, the following policy has been established, which can only be amended by the Board of the IGF:

- **Automatic Lighting** – To assure the security of the community, most exterior lights on the exterior of buildings are controlled by a photocell so that these lights turn on automatically from dusk to dawn. This provides security lighting on the perimeter of each building, even when the occupants are away. This is an essential security feature of Indigo Green. It is mandatory that these lights remain connected and operational in this manner. Any deviation must receive prior written approval from the Architectural Committee (the "AC") or the Board of the IGF.
- **Bulb Replacement** – Since most owners are not residents of Sint Maarten and are away during extended periods, the changing of burned light bulbs that are in exterior fixtures that are scheduled to come on nightly will be done by the IGF at its expense. However, the IGF's bulb replacement policy shall not apply to light fixtures that are located
  1. On the roof terraces;
  2. In the rear yards on villas on the west side of Green Way Drive;
  3. In private swimming pools;
  4. In any light (including ceiling fan lights) that an owner may have added beyond the architectural and security lighting provided at the time of construction; and
  5. In areas that are inaccessible by the IGF's personnel because they are beyond a gate for which the IGF's personnel does not have a key.

- **Type of Light Fixture** – All light fixtures installed on the exterior of a villa or condominium shall be of the “indirect lighting” type. No light fixtures shall be installed whereby one on a neighboring property can see the light bulb directly or see it through a glass lens of some sort.

The only exception to the above shall be spotlight type of fixtures when installed for security purposes as follows:

1. In service stairways;
2. Under solar carports;
3. In the rear of a villa or condominium. For clarification, the rear of a villa or condominium shall be considered the side of the building that is opposite to the street from which one enters that building.

- **Color of Light Bulbs** – All light bulbs installed in any exterior fixture shall have a color temperature of between 2,700° and 3,500° Kelvin, commonly known as warm white. No “daylight” light bulbs, or bulbs having a color temperature of 4,000° Kelvin or higher, shall be allowed.
- **Replacement of Fixtures and Bulbs** – In order to protect the visual harmony and esthetics of Indigo Green, light fixtures installed by the developer of Indigo Green shall be replaced with the same type and color of fixture. If such model is no longer available, the replacement fixture will need to be approved in advance by the AC or the Board of the IGF and have the same functionality as those being replaced, i.e “up and down” type, “recessed” type, “wall-mounted” type, etc.
- **Fines** – Any deviation from this policy without prior approval from the AC or the Board of the IGF shall be subject to fines by the IGF.