

Proposed Lighting Change 2021

2.17 Lighting and Exterior Signs-Except as otherwise specified in Section 2.17, ALL exterior lighting, including but not limited to, parking lot lighting and lighted signs, must be designed and installed with bulbs shielded and the fixtures aimed downward so that the bulb or other source of the lighting is not visible beyond the property line of the parcel upon which the lighting is located. In addition, motion sensor flood lights must turn off within 10 minutes after coming on and be aimed so they do not cast across the owners property line. Exceptions to this requirement are as follows:

2.17 a. Holiday and similar low wattage lighting maybe displayed on a parcel provided it does not cause a nuisance or unreasonably interfere with use of any other property.

2.17 b. Safety and emergency lighting required by Federal, State or Local law is permitted so long as such lighting complies with the requirements of Section 2.17 to maximum feasible extent consistent with applicable law.

2.17 c. Existing lighting sources which do not comply with Section 2.17 must be brought into conformance within six (6) months of a complaint being validated or upon transfer of the property.

2.17 d. The board may adopt rules and procedures to implement this section.

CURRENT LIGHTING COVENANT

2.17 Lighting and Exterior Signs. Except as otherwise specified in this Section 2.17, all exterior lighting, including, but not limited to, parking lot lighting and lighted signs, must be designed, installed and/or shielded so that the bulb or other source of the lighting is not visible beyond the property line of the parcel upon which the lighting is located. Exceptions to this requirement are as follows:

2.17a Holiday and similar low wattage decorative lighting may be displayed on a parcel so long as it does not cause a nuisance or unreasonably interfere with use on any other property.

2.17b Safety and emergency lighting required by federal, state or local law is permitted so long as such lighting complies with the requirements of this Section 2.17 to the maximum feasible extent consistent with applicable law.

2.17c Existing sources of lighting which do not comply with the provisions of this Section 2.17 must be brought into conformance with the Surfside Covenants amended 8-18-18.doc 9 provisions of this section upon the earlier to occur of substantial repair, modification or reconstruction of that lighting or sale of the property upon which the lighting is located.