



## HOMEOWNERS ASSOCIATION: OUTDOOR LIGHTING AND DARK SKY REGULATION.

### ARTICLE 1

PURPOSE: The lighting standards for exterior lighting are intended to accomplish the following:

- 1.1 To ensure that sufficient lighting can be provided where needed to promote safety, visibility and security for the public areas, properties and rights of way within the Estate;
- 1.2 To promote efficient and cost effective lighting;
- 1.3 To protect against direct glare and excessive lighting (light pollution);
- 1.4 To prevent light trespass in all areas of the Estate;
- 1.5 To protect the ability to view the night sky, and thereby help preserve this area as a Dark Sky Wildlife Sanctuary;
- 1.6 To provide assistance to property owners and occupants in bringing new, and existing non-conforming lighting into conformance with this regulation; and,
- 1.7 To work with other land-owners throughout the Roodeplaas Dam area to meet the purposes of this regulation.

### ARTICLE 2

REGULATION: All outdoor lighting installed in the Sable Hills Waterfront Estate shall be in conformance with the requirements established by this Regulation.

- 2.1 All outdoor light fixtures, including flood or spot lights, shall be shielded in such a manner that light rays emitted by the fixture, either directly from the bulb or indirectly from the lens or fixture, are completely restricted to regions below the horizontal plane running through the lowest point on the fixture. A fixture installed as part of a structure may be considered fully shielded if the structure rather than the fixture itself provides the required restriction of light rays.
- 2.2 Lighting fixtures shall further be shielded and/or directed in such a manner that they illuminate only the area intended and do not spill over into neighbouring residential or public areas beyond the boundaries of the property on which it is located.
- 2.3 All outdoor light fixtures in place prior to 1 August 2009 should be replaced by the owner by fixtures that meet the standards of this Regulation.

EXAMPLES OF OUTDOOR LIGHT FITTINGS  
THAT COMPLY WITH THIS REGULATION

Ceiling mounted lights



Wall mounted lights





Pole mounted lights and bollards



Flood lights and spot lights

