



Celebration Residential Owners Association, Inc.
 Celebration Non-Residential Owners Association, Inc.
 851 Celebration Avenue, Celebration, Florida 34747
 Ph 407-566-1200 • Fax 407-566-1210

Townhall@ciramail.com



REQUEST FOR APPROVAL – LANDSCAPE LIGHTING

Obtain current Design Guidelines and Application from the Association's offices or download from the Celebration Front Porch (<http://www.celebration.fl.us>) using owner ID and password. Select *Guidelines* under the CROA tab.

WHICH PROPERTY TYPE: Single-Family; Townhome/Duplex/Triplex; Condominium

Property Address: _____

Property Owner's Name: _____

Property Owner's Email address: _____ **Phone:** _____

Project Contractor's Name: _____

Project Contractor's Email Address: _____

Project Contractor's Company: _____ **Phone:** _____

Required:

- **Landscape plan showing location of lights and where they are directed (toward which plants).**
- **Specifications of landscape lights including picture**

() By initialing, property owner authorizes the Association to release information, upon request, concerning this or a similar project for this property to the Contractor named above.

() By initialing, property owner requests notifications for this project by email only (no printed copy will be mailed, reducing Association expenses for paper and postage).

Property owner hereby authorizes the Association and members of the Architectural Review Committee to enter onto the subject property for purposes of confirming information contained on or collected for processing this application and for inspecting the project during execution, upon completion of the project, or upon expiration of the approval.

Owner's Signature and Date:

SPACE BELOW IS FOR ARC USE ONLY

LOT TYPE			VILLAGE
ARCH			CENN



Design Guidelines

A Supplement to the Pattern Book

Approved by the CROA Board of Directors on 1/26/2016;
effective for applications received on or after 1/26/2016.



LANDSCAPE – LIGHTING

A Supplement to the Pattern Book

(These are minimum standards. Property owners are encouraged to consider designs and materials which will result in a higher quality installation and appearance. Refer to the Celebration Pattern Book for additional detailed information.)

General - applies to all areas including Front Façade Zone, Private Zone, and Alley Yard (for lighting under flagpoles, refer to the Design Guidelines – Flags & Flagpoles).

- All fixtures, cables, transformers, power supplies, mounting brackets or stakes, and accessories must be contained within the owner's property. No components may be installed upon or cross Association common areas or CDD easements including the easement in front of residential properties.
- Fixtures such as wall mounted lanterns and coach lights are encouraged in place of landscape lighting.
- Accent lighting shall be subtle with no more light produced than what is produced by the existing porch lights.
- Ground-mounted fixtures shall be pointed inward toward the structure and shall contain extension shields to minimize glare and light source visibility. Average foot candles at grade 1.5 (this refers to how far distance the light shines).
- Lights shall not be permitted along sidewalks if visible from the street.
- Lighting fixtures must have a black, dark green, dark brown or bronze finish, copper or be natural bronze or copper. Light fixtures may not exceed **27"** in height from ground level.
- Lighting shall not spill over into neighboring lots.
- No colored lamps will be permitted except as part of temporary holiday lighting.
- Unshielded bulbs are not permitted.
- Exposed conduit is not permitted.
- All exterior fixtures shall be consistent with the existing architectural style, design and detail of the home.
- Light levels shall not vary greatly between illuminated areas and non-illuminated areas.

Color Temperature

- Light source shall have a temperature between 2700° and 3500° Kelvin

Lighting Permitted:

- **Electric** – architectural grade landscape lighting. All wires and cable connectors shall be concealed.
- **Solar** – Solar lights with integrated solar power panels shall be discrete and not overtly visible from the street.

Lighting Not Permitted:

- Neon, strobe/flashing, fiber optic, HID (high intensity discharge) and sodium lighting.

Maintenance

- If any lights go out they must be replaced within 15 days.
- The lighting arrangement approved is based on the overall lighting design. If more than one-third of the fixtures become inoperable (for any reason, including wiring faults, bulb failure, fixture deterioration) the lighting plan is no longer approved and must be removed or resubmitted to the ARC for approval.

Review

- Technical data sheets are required for each style of fixture shall include, but not be limited to, fixture dimensions, materials, lamp light, and light output for each fixture. Specification sheet must include the color temperature of the lighting source.
- Landscape lighting must be submitted with a landscape plan, indicating plants and/or objects to be highlighted.
- Nighttime photos and on-site observation by ARC may be required to review landscape lighting projects. **Review turnaround may exceed the standard turnaround time due to scheduling committee site reviews.**
- Owner will be contacted in advance to arrange for all lighting to be operating on the night of the review.
- Light pollution from atmospheric spill, excessive lighting sources, or other errors in design, judgment or installation shall be subject to correction if deemed intrusive by the ARC upon final installation.