

OLD STONE RANCH

OLD STONE RANCH HOMEOWNERS ASSOCIATION BISTRO/CAFÉ LIGHTS RESOLUTION

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for Old Stone Ranch Homeowners Association (the "Association"), an Arizona nonprofit corporation, recorded with Maricopa County Recorder's Office on June 14, 2005 at Recording Number 2005-0799585 and thereafter as amended (the "CC&Rs") at Article III, Section 3.3 delegates to the Board of Directors the power and authority to adopt, amend, and repeal rules and regulations reasonably restricting and governing the use of any area by any Owner, by the family of such Owner, or by any invitee, licensee or lessee of such Owner.

WHEREAS, the Board of Directors seeks to amend the Association Rules & Regulations through the addition of rules, restrictions, and guidelines for the display of bistro/café-style string lights.

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Directors for Old Stone Ranch Homeowners Association hereby adopts the following Bistro/Café Lights Resolution, which shall be added to the Association Rules & Regulations:

Section 2.23 C. Bistro/Café Lights

1. **Definitions:** For the purposes of this section, Bistro/café lights shall be defined as decorative string lights used in a way that enhances outdoor space. Bistro/café lights include the following styles of lights:



Classic



Antique



Globe

There are various decorative bistro/café lights as well.

2. **Visible from Neighboring Property:** Bistro/café lights can usually be seen by neighbors. Bistro/café light bulbs are designed as direct lighting without shielding. Bistro/café light strings usually have at least twelve (12) bulbs and can be unlimited because light strings can be daisy-chained to form longer strings. Thus, the number of bulbs can easily run into many dozens depending on the application. Therefore, the Association and homeowners need to be considerate of other neighbors as a primary concern.
3. **Location and Mounting:** Bistro/café lights that emit light visible from neighboring properties shall only be installed with prior written Architectural Committee approval.

4. **Illumination Level:** Because bistro/café light bulbs are DIRECT and UNSHIELDED, these bulbs shall be limited to less than or equal to an 11-watt equivalent LED or 11-watt incandescent, and color temperature of less than 2500 Kelvin (soft white). All bulbs have a wattage or wattage-equivalent rating and color temperature on the packaging. These limitations are necessary to meet the Old Stone Ranch requirement that lights that create glare as seen from other lots are PROHIBITED.
5. **Nighttime Use:** Overnight use of bistro/café lights is not allowed. Bistro/café lights shall be turned off when not in use and from 11:00 PM to 5:00 AM.
6. **Restrictions**
 - a. Flashing, dancing, running, or otherwise moving lights are prohibited.
 - b. Colored LED's, bulbs, lenses, or reflectors are prohibited.
 - c. Holiday-style string lights, icicle lights, rope lights, wire string lights, curtain lights, and other similar lights are not considered bistro/café lights and are prohibited outside of decorative seasonal lighting displays.
 - d. Bistro/café lights are PROHIBITED in front yards
 - e. Bistro/café lights and tension wire used to string such lights shall not be mounted on or attached to party walls and view fences.
 - f. Bistro/café lights shall not be used to outline any structures or property on any Lot or spell out or names, initials, words, names of states or cities, or any other words.
7. **Exception:** This section does not apply to decorative seasonal lighting displays.

IN WITNESS WHEREOF, I, Harlan Stork, hereby attest that this Bistro/Café Lights Resolution was adopted by unanimous written consent of the Board of Directors on the 27th day of July, 2022.

DocuSigned by:
Harlan Stork
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Signature

7/27/2022

Date