



Design Guidelines

Approved by the CROA Board of Directors on 08/25/2009; effective for applications received on or after 10/01/2009.



LIGHTING – STRUCTURE-ATTACHED

All Design Guidelines, the ARC Meeting Schedule, lists of Product & Service providers and other ARC-related information is available on Celebration’s “My Front Porch” which may be access by owners/residents.

See also: Design Guidelines: Security Devices (Lights, Cameras, Alarms)

Exterior lights should be used to accent entrances and special features. Overall high levels of lights are not desired. No flood lighting of buildings shall be permitted.

Use of lighting should be integrally designed as part of the building environment and should reflect a balance for the light needs with the ambient light level and surrounding nighttime characteristics of the community. Lighting should be designed to minimize glare, light trespass, energy conservation and to maintain dark skies.

- Bulbs must be white or clear.
- Light emanating from an exterior light fixture shall not be directed into the street or adjacent properties.
- Exterior light fixtures shall have light sources diffused or shielded from view of the street or adjacent properties.

Additional light fixtures (not replacing an existing fixture) mounted on a siding surface must be mounted on a plinth. The size of the plinth must be larger than the mounting base of the fixture.

Exterior light fixtures which are visible from the street (or side street) should be appropriate for the architectural style of the home. Generally this will be a pendant carriage lamp mounted on the ceiling or a sconce mounted on the façade wall.

Exterior light fixtures facing the alley may be more utilitarian, although they should be appropriate for the time period and thus not contemporary in style.

Townhomes where all front entry doors are the same color must use the same light fixture as installed on the other units in the building. Townhomes where the front entry doors vary in color within a building may use differing light fixtures with prior approval. This condition applies to light fixtures on the front and back of the buildings.

Approval Process:

Applies to:	Method of Review	
All condominium properties	Review as determined by the condominium association	The condominium association’s Board of Directors (or architectural review panel, if designated) must approve the application before submitting it to CROA. Include documentation of the condominium association’s approval with the CROA application.
All residential	Streamline review	None

properties	by ARC Coordinator	
All residential properties	Formal review by ARC team at ARC meeting	All General applications

General Timelines:

Must begin project within	45 days of ARC approval letter
Must complete project within	15 days of starting the project

References:

--



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

ARC@celebrationtownhall.com



REQUEST FOR APPROVAL (LIGHTING – STRUCTURE-ATTACHED)

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: _____

Property Owner's Mailing Address: _____

(If different from property address): _____

Project Contractor: _____ Phone: _____

[Required If a condo] Attach letter of approval from Condominium association

[Required] Sketch or photo of area indicating location where lights will be added/replaced

[Required] Brochure or manufacturer's spec sheet showing light fixture, dimensions, materials, finishes.

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

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

LIGHTING		LOT	
RCV	PUR	VIL	
LOT		ACCT	
ARCH		CENN	START COMP

Internal Administrative Use

*(Not published on handouts or electronic versions;
changes below do not require CROA Board approval):*

Notes and Revision History:

Date	Modifications
2009-07-08	Initial draft
2009-07-20	Approved at ARC Workshop for Front Porch posting
2009-08-18	No owner comments received. Prepared for final ARC approval and CROA BOD adoption
2009-08-25	CROA BOD Approved
2010-12-15	Updated application for 2011
2011-12-12	Updated application for 2012
2013-01-08	Updated application for 2013 and removed anything which was “green” per CROA board member request

Standard Letter Clauses:

- **Special conditions**
- Q1LightingStructure_AttachedALL
- **Service Area Not Responsible PLEASE NOTE:** The Service Area is not responsible for installing, repairing, removing or otherwise maintaining any alterations made to the property unless they are initiated by the Service Area management team.
 - **No Colored Bulbs** Light bulbs must be clear or white.
 - **General Disclaimers** Contractor signs are not permitted anywhere on the property before, during, or after work is performed related to this project.
 - Unless specifically shown on submitted application and called out as “Grade changes” owner is not approved to make any changes to lot grading.
 - Any damage to utility service lines must be repaired or corrected by the homeowner at the homeowner’s expense.
 - Any damage to neighboring properties due to the ingress and egress of construction vehicles, etc., must be repaired or corrected by the homeowner at the homeowner’s expense.
 -