

OUTSIDE LIGHTING STANDARD

Light location must be centered over original electrical service. A Rosette or Mounting Base is required with Light installation for all profiled siding applications (clapboard, dutchlap, etc). Rosette or Mounting Base must be sized to accommodate fixture, match siding color or approved house trim color & siding profile for surface mounted installations. Lights must be secured properly.

Front Fixtures Requirements:

- Design must be conventional or contemporary residential style. Motion sensors are permitted.
- Overall size not to exceed 18” in height or 12” in width.
- Flood, spot, halogen or commercial type lighting is **NOT** permitted at front.
- Color to be black, white, brass or finished to match trim color.

Rear Patio & Flood Lighting Requirements:

- Design of flood lighting must be in keeping with common residential standards.
- Commercial, halogen or mercury type lights are **NOT** allowed.
- Color to be black, white, brass, or trim color.
- Rear yard flood lighting shall be directed such that all illuminated areas are contained within the rear yard.
- “Low voltage” type lighting must be contained within the fence line, and below the fence height.

Pole Mounted Rear Light Requirements:

- Style-simplistic and contemporary in nature.
- No excessive ornamentation permitted.
- Poles to be black; Fixtures to be black or brass with a max of 14” in width and 18” in height.
- Total overall height not to exceed 16” above Fence.
- Location of pole must be minimum of five feet from fences or property line.
- Electric or gas lamps may be installed.

<p><u>ARCHITECTURAL CONTROL STANDARDS</u> For TWIN RIVERS COMMUNITY TRUST 92 Twin Rivers Drive West East Windsor, NJ 08520</p>	<h1 style="margin: 0;">OUTSIDE LIGHTS</h1>	<h1 style="margin: 0;">S 9</h1>
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