

## **March 2024 Community-wide Email #6 Devaun Park Covenant Compliance Committee (CCC)**

Hello DP Friends and Neighbors,

From time to time, and with the approval of the Board of Aldermen, the Covenant Compliance Committee sends out informational emails, such as this, that focus on DP trends to forestall individual violation notices. As always, **before starting any change to the exterior of your home, please review our covenants and guidelines.**

Feel free to contact the CCC, ARC or the FSR if you have questions about DP regulations.

### **1. A Decoration Request**

Each holiday season brings about varied degrees of celebratory yard decorations that acknowledge and brighten our spirits. Devaun Park's covenants and building guidelines don't specifically address holiday decorations but do have some restrictions that could affect holiday decorating. The CCC has generally interpreted common holiday decorations as temporary modifications. Like everyone, personal tastes may impact our appreciation of our neighbors' choices, and when we hear of complaints in that vein, we recognize that holiday decorations are different than permanent items that may adversely impact neighboring properties, the DP traditional neighborhood design, or specific prohibitions.

We ask our DP friends and neighbors to keep holiday decorations as the "short term" modifications they are meant to be- put them up and take them down in a reasonable time frame; be mindful of the level of sounds and recordings; and keep in mind that over-the-top lighting displays (a la Clark Griswold's in 'National Lampoon's Christmas Vacation') may be fun, but not necessarily if you live next door.

Whatever the holiday, we too would really rather enjoy the seasonal displays than enforce compliance for overt violations. We ask your cooperation as the seasons come and go.

### **2. An Outdoor Lighting Concern**

Lighting variety and technology has provided DP homeowners with choices well beyond what was available when DP building guidelines and covenants were written.

Here is language from those documents. Other than in short term holiday lighting as described above, are you in compliance?

#### ***u) Exterior Lighting –***

- i. Exterior light fixtures should be subtle and not a dominant element.*
- ii. No spillover of light, floodlights or otherwise, is allowed. All exterior lighting shall be shielded to prevent direct exposure from the light to neighbors and passers-by.*
- iii. Cut sheets and specifications for landscape lighting, including pathway lighting, shall be submitted to and approved by the ARC.*

- iv. All exterior light sources shall be concealed where possible. All shall be in shades of white. No colored lights are allowed.*
- v. Garden lights or walkway lights should direct the light downward.*
- vi. Lamp post lights and all above ground lights for walkways and otherwise require approval by the ARC, and must be indicated on the landscaping or exterior elevation plans.*
- vii. All exterior fixtures shall be approved by the ARC prior to installation. See Proclamation Article 3.16.*

**v) Service Lines –**

*All service lines shall be underground. Overhead wires, as from a house to a gazebo or to an exterior device, are not permitted.*

**3.1** *Exterior lighting shall be subject to ARC approval; provided however, that such lighting shall not be of a (soffit or otherwise mounted) flood, wide spot, or similar nature unless the source of the lighting is concealed and the light produced does not, at night, spill over onto adjacent properties including common areas. Exterior lighting should be via indirect sources for discriminately highlighting landscape and exterior residence features, not brightly illuminating the residence or property.*

**N.B.-** We are increasingly seeing strings of patio lighting that are migrating from a few hours of evening use in backyards to full-time lighting in both back and front yards. As much as it is increasingly popular to emulate fun evening social venues, our covenant/building codes don't allow for strings of white or colored lights strung about through trees and porches; colored bulbs; or lights kept on through the night other than walkway or landscape lighting. Safety/security lighting considerations are taken into account, but lighting should not be directed out toward other properties or the street and walks.

Please look over your outdoor lighting situation with particular emphasis on the front/street presentation. If you have any concerns about your lighting or other neighborhood lighting feel free to contact the CCC.

Best wishes and a happy springtime to all,

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