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(Prepared from information provided
by and at the direction of the Springhouse
Rutherford Homeowners Association, Inc.)

**SPRINGHOUSE RUTHERFORD
HOMEOWNERS ASSOCIATION, INC.**

RULES & REGULATIONS

EXTERIOR LIGHTING POLICY

Adopted May 2026

Heather Dawbarn, Register
Rutherford County Tennessee
Rec #: 1338871
Rec'd: 35.00 Instrument #: 2660358
State: 0.00
Clerk: 0.00 Recorded
Other: 2.00 7/23/2026 at 11:48 AM
Total: 37.00 in
Record Book 2666 Pgs 1262-1268

This Exterior Lighting Policy (“Policy”) is adopted by the Board of Directors (“Board”) of Springhouse Rutherford Homeowners Association, Inc. (“Springhouse Rutherford” or “Association”) in accordance with Article IV, Section 1(a) of the Declaration of Protective Covenants, Conditions & Restrictions for Springhouse, Section I (“Declaration”), of record in Book 1055, Pages 3816-3851, in the Register’s Office for Rutherford County, Tennessee, and pursuant to the general powers granted to the Board by Tennessee Code Annotated § 48-53-102.

The purpose of this Policy is to ensure that exterior lighting throughout the community is attractive, consistent, and not disruptive to neighbors. Tasteful accent and security lighting are encouraged, provided they do not create a nuisance (e.g. no flashing or overly bright lights). This Policy supplements and reinforces existing provisions of the Association’s governing documents and Architectural Review processes, and it shall remain in effect until amended by the Board. These rules are binding on all owners and residents, and compliance is required as a condition of preserving the aesthetics and harmony of our neighborhood.

These Rules and Regulations are intended to supplement but not supersede all others contained in the Declaration or any amendments thereto. The Board may amend this document at any time without a vote from the Association membership.

All capitalized terms used herein shall have the meanings set forth in the Declaration, By-Laws and all amendments thereto. All complaints regarding non-compliance with Rules and Regulations, the Declaration and/or By-Laws, shall be signed and submitted in writing to the Association managing agent.

A. Definitions

For the purposes of this Policy, the following terms are defined:

- i. **Warm Lighting:** Exterior illumination with a “warm” color temperature in the range of approximately 2700–3000 Kelvin (K). This corresponds to the soft white glow of traditional incandescent bulbs and is recommended as the standard for residential settings to minimize harsh glare. Warm Lighting emits a gentle yellowish-white light that is pleasing and not disruptive to neighboring properties. All non-holiday, everyday exterior lighting must be in this warm color spectrum.
- ii. **Permanent Lighting:** Any fixed lighting installation on a house or lot intended for long-term use. This includes, but is not limited to, LED or string light systems mounted under eaves or along rooflines, soffits, railings, or landscaping, which can be left in place year-round. Permanent Lighting is typically programmable or intended to be used beyond a single event or season. (Examples: “jellyfish” LED roofline lights, year-round string lights on a patio.) All Permanent Lighting is subject to Architectural Review Committee approval under this Policy.

- iii. **Holiday Lighting:** Temporary decorative lighting (and related displays) installed in connection with recognized holidays or cultural celebrations. Holiday Lighting may include string lights, colored bulbs, inflatable or illuminated decorations, and similar features of a seasonal nature. This category includes lighting for holidays such as Christmas, Hanukkah, Halloween, Independence Day, etc., as further detailed in this Policy's guidelines. Holiday Lighting must be temporary in nature and removed promptly after the holiday period as described below.

B. General Exterior Lighting Standards

- i. **Color and Intensity:** All non-holiday exterior lighting (including porch lights, landscape lights, permanent accent lights, etc.) shall emit Warm Lighting in the 2700K–3000K range. Colored or non-“warm” lights are not allowed for everyday use. In practice, this means fixtures should use bulbs labeled as warm white/soft white, and any LEDs or integrated lighting should be set to a warm white tone. Bright white, cool white, or colored lights (e.g. red, blue, green) are prohibited for normal nightly illumination. The goal is to maintain a uniform, aesthetically pleasing appearance in the community after dark.
- ii. **No Nuisance Lighting:** Lighting must be positioned and controlled such that it does not create a nuisance or safety hazard for others. Flashing, strobe, or pulsating lights are strictly prohibited outside of approved holiday displays. Likewise, high-intensity flood lighting or any lighting that shines into neighboring homes or common areas in a blinding or invasive manner is not permitted. All exterior lights should be directed and shielded appropriately to illuminate the owner's property without spilling onto other lots. The Board reserves the right to determine if any lighting constitutes a nuisance and to require adjustment or removal. “Tasteful” accent and security lighting that is not disruptive is welcomed, whereas glaring or novelty lighting that undermines the neighborhood's character is not.
- iii. **Permanent Lighting Approval:** All Permanent Lighting installations must be submitted for approval to the Architectural Review Committee (ARC) before installation. Homeowners wishing to install any kind of permanent exterior lighting (such as LED strips along rooflines or extensive landscape lighting systems) must file an ARC application detailing the product, placement, appearance, and technical specifications. The ARC will review for conformity with this Policy and overall architectural guidelines. Permanent trim or accent lighting that has not been approved is not permitted to remain in place. If an owner has existing permanent lighting that was installed without ARC approval, the owner must either: (a) submit an ARC application for retroactive review immediately, or (b) remove the unapproved lighting from the home. The Board may set a deadline by which such applications must be received or removals completed after notice of this Policy's adoption.

- iv. Use of Permanent Lighting: Even if ARC-approved, Permanent Lighting must adhere to the warm-white requirement when in use outside of holiday periods. Permanent lights are not permitted to display colors or special effects except during the approved Holiday Lighting timeframes (see below) or with case-by-case ARC/Board permission. In other words, any permanently installed exterior LED or string lighting should be kept on a warm white setting for ordinary use. For festive occasions, these systems may be temporarily set to colors only during the allowed holiday dates defined in this Policy. After the holiday, they must revert to steady warm white. Failure to return permanent lights to an approved warm setting after a holiday will be considered a violation. The Board also explicitly prohibits “chasing” lights, rapid color-changing sequences, or other animated lighting effects at any time, as these are considered a nuisance.

C. Holiday Lighting Guidelines

The Association recognizes that decorative lighting is an important part of holiday celebrations. Tasteful holiday lighting and displays are permitted as temporary exceptions to the standard color requirements, subject to the following rules and timeframes:

- i. Winter Holiday (Christmas/New Year): Holiday Lighting (e.g. Christmas lights, Hanukkah lights, New Year’s decorations) may be installed and turned on during the winter holiday season. For simplicity, the permitted display period for winter holiday lights is from Thanksgiving through January 7 each year. (Residents may choose to install earlier in the season, but winter holiday lights should generally not be illuminated prior to Thanksgiving.) All Christmas or winter holiday lighting and decorations must be taken down or switched off by January 7. By January 8, homes should revert to the normal Warm Lighting scheme. This January 7 deadline allows for observance of traditional “Twelve Days of Christmas” (through January 6) and ensures timely removal afterward. Residents are encouraged to be considerate and remove holiday lights as soon as practical once the season ends. Decorative Halloween lighting and displays may be installed and in place October 1 through November 3.
- ii. Federal Holidays: Decorative lighting in colors appropriate to single-day federal holidays (or similar patriotic observances) is allowed only on a very limited basis. Such lighting may be displayed the day of the holiday, as well as one day before and one day after. For example: for Independence Day (July 4th), red-white-blue lights could be turned on July 3rd through July 5th; for Memorial Day, patriotic lights could be on from the day before Memorial Day through the day after. After that, they must be removed or turned off. This allowance covers major federal or national holidays such as Martin Luther King Jr. Day, Presidents’ Day, Memorial Day, Independence Day, Labor Day, Veterans Day, etc., where

a homeowner might wish to display thematic colors. It does not cover extended seasonal displays.

- iii. Other Religious/Cultural Holidays: For other significant observances not falling under the above (for instance, Easter, Ramadan, Diwali, Halloween, etc.), homeowners must obtain approval from the ARC if the planned lighting display falls outside the standard rules. The Board may, at its discretion, issue community-wide guidance for certain popular occasions (for example, if Halloween decorations with lights are allowed during the month of October). In absence of such guidance, any extensive decorative lighting for non-federal holidays should be treated as an exception and requested through the ARC. Generally, the ARC/Board will strive to accommodate reasonable holiday displays for a short duration, provided they align with safety and aesthetic standards.
- iv. Duration and Timing: Holiday Lighting should be truly temporary. Except for the defined Christmas/New Year period and the brief federal holiday window, lighting for any celebration should not be left in place for more than a few days. Even during the allowed periods, lights should be turned off by a reasonable hour each night (e.g. by 11:00 PM), out of respect for neighbors. Decorative inflatables or music-synchronized light shows, if any, must also abide by quiet hours and not create noise or light disturbances late at night.

All holiday displays are expected to be tasteful and in keeping with the community's character. Offensive or excessively bright displays that constitute a hazard or nuisance are not permitted. The Board reserves the right to require modifications to or early removal of any holiday lighting display that unreasonably impacts neighboring properties or the community at large.

D. Enforcement

Compliance with this Exterior Lighting Policy is mandatory. The Association, through its Board and management, will enforce these rules as follows:

- i. Violation Notices: If a homeowner's lighting is found to be non-compliant (e.g. unapproved permanent lights, prohibited colors outside of allowed times, flashing or nuisance lights, etc.), the Association will send a written notice of violation to the owner. The notice will describe the issue and specify a deadline to correct it. Homeowners are expected to promptly remedy the violation upon notice – for example, by turning off or removing improper lights, changing bulbs to a warm white, or submitting an ARC request for approval.
- ii. Opportunity to Cure: Upon receiving a notice, the owner typically will be given a reasonable period (e.g. 10 days for routine lighting violations, or shorter if the issue is

urgent) to cure the violation. If the violation is related to Holiday Lighting timing, the “cure” may simply be to turn off or remove the lights as directed (for instance, if lights are still up past the allowed date, they must be taken down immediately upon notice).

- iii. Fines and Other Remedies: Failure to timely cure a lighting violation may result in the Board imposing fines in accordance with the Association’s enforcement policies and fine schedule (if established), and/or suspension of privileges as permitted by the Declaration for rules infractions. The Board may also elect to take further action, such as performing the correction and billing the owner, if an owner refuses to comply. Any continued or flagrant violations (for example, repeated display of prohibited lighting) will be subject to additional fines or legal action to enforce compliance. The remedies in this Policy are cumulative with those available under the Declaration and By-Laws.
- iv. Board’s Right to Remove or Disable Lighting: As a last resort, or in the case of immediate hazards, the Board reserves the right to require any owner to deactivate or remove any exterior lighting that the Association deems unattractive, unsafe, or a nuisance to others. This can include directing an owner to shut off power to offending lights or physically remove installed lighting at the owner’s expense if it violates this Policy. While it is our hope to resolve issues cooperatively, the Association will exercise its authority when necessary to protect the community’s interest.

By clarifying these rules, the Board seeks to foster an attractive and harmonious streetscape in Springhouse Rutherford while respecting residents’ enjoyment of their property. All owners and residents are expected to adhere to this Policy in good faith. The Board of Directors may amend this Exterior Lighting Policy in the future as needed, pursuant to its rule-making authority, to address emerging lighting technologies or community concerns. Thank you for your cooperation in keeping our neighborhood beautiful and our evenings peaceful with appropriate exterior lighting.

[SIGNATURE PAGE TO FOLLOW]

Adopted this 31 day of May, 2026, by the undersigned, Justin Lawrence, President of the Springhouse Rutherford Homeowners Association, Inc., who acknowledges and affirms that a meeting of the Board of Directors was held on 10/20, 2025 where a quorum of Directors were present and a motion was made, seconded and passed to adopt this Policy.

**SPRINGHOUSE RUTHERFORD
HOMEOWNERS ASSOCIATION, INC.**

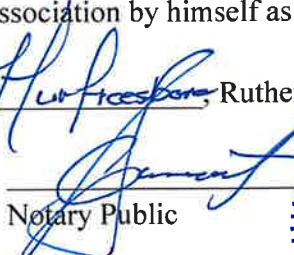
By: 
Its: President

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Before me, a Notary Public in and for the State and County aforesaid, personally appeared Justin Lawrence with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the President Springhouse Rutherford Homeowners Association, Inc., and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Association by himself as such President.

Witness my hand and official seal at Herfrespon, Rutherford County, Tennessee, this 12th day of June, 2026.

My Commission Expires
December 18, 2027
My Commission Expires:


Notary Public

