

**MAROON CREEK MASTER ASSOCIATION**  
**c/o Joshua & Co Luxury Management Services**  
**300 South Hunter Street**  
**Aspen, Co 81611**

August 27, 2012

Dear Homeowners:

We'd like to take a few minutes of your time to discuss exterior and seasonal lighting at the homes and town homes in Maroon Creek Club. Many new lighting technologies are starting to be used on a more wide-spread basis in homes and those new products have caused us to re-examine our Design Guidelines – it used to be as simple as saying a 60 watt bulb was the maximum, or something to that effect, but we're going to have many new types of bulbs and light fixtures to deal with in the coming years as normal incandescent bulbs are phased out in favor of more energy efficient products so a simple limit on the wattage of a lamp or fixture won't be saying much.

**General Exterior Lighting:**

All exterior lighting is under the jurisdiction of the Master Association's Site and Architecture Review Committee ("SARC") and that applies to all types of homes in MCC. Typically, exterior lighting fixtures and lamps were reviewed and approved when your home was built as part of the design review process. In most cases, both the fixture itself and the type of lamp or bulb were considered when determining whether the design would comply with the exterior lighting requirements of our Design Guidelines, which are attached for your information.

Technology is changing rapidly in the field of lighting and new types of lamps with greater and greater efficiencies and even new basic sources of illumination (incandescent, halogens, compact fluorescents or CFL's, light emitting diodes or LED's, and who knows what's next?) are being introduced almost constantly, to the point where it would be impossible to describe in our Design Guidelines what is specifically allowed or not allowed and not have that list be obsolete within the month. Many local codes and design guidelines refer to allowable lamps as being a certain wattage, but the new lamp designs and technologies render such language meaningless; a regular 40 or 60 watt incandescent lamp like we have used for years may create perfectly acceptable lighting in a certain situation, but a 40 watt CFL or LED lamp would almost certainly result in objectionable light levels and glare in that same fixture.

We cannot give you a list of exactly what lamps can and can't be used and what would be the correct substitution for a particular exterior light fixture at your home if you are looking to replace a burned out bulb with a newer, higher efficiency type of bulb, but we do want to remind our owners of a few points;

1. Replacing a 60 watt incandescent bulb with even a 15 watt CFL or LED may increase the perceived light level to an unacceptable degree. It is better to refer to the numbers for

“lumens” on the packaging or in specs when comparing bulb or lamp alternatives, as that describes how much light is emitted and is a better starting point. Replacing all your 40, 60, or 100 watt incandescent with comparable wattages of new technology lamps would always be a mistake and would eliminate any energy savings.

2. Light quality is just as important as any specific lamp requirement. If your fixture looked fine in the neighborhood and provided the right amount of light for you with, say, a 40 watt incandescent, a similar size and wattage in a compact fluorescent or CFL (which looks like a bright fluorescent lamp when not shielded and has a very different light color) might be very harsh and unacceptable. In fact, CFL’s as a general rule have a lot of glare, appear quite bright at the source, and are usually not the best option for saving energy in exterior applications. The LED type of lamps are made in all kinds of designs, some of which might be perfect while others have completely wrong light output. When changing types of lamps to save energy, some research will be needed.
3. If you are changing types of lamps in what we refer to as a “carriage” type fixture, meaning the lamps are somewhat visible through translucent glass, selection of a lamp technology and wattage becomes even more critical.
4. The color temperature of the lamp as compared to the warm yellow light that we are used to from incandescent bulbs is very important in the appearance of the neighborhood and therefore in the selection of new technology lamps, and there is a wide range of color temperatures offered with the new technologies, more so with LED types than with CFL types.

In summary, the Master Association does not intend to dictate across the board what *types* of lamps (bulbs) may be used nor does the MCCMA intend to rule out in any way newer, higher efficiency technologies that save energy and cost less to operate, but it does reserve the right and authority to require that all fixtures and lamps accomplish the objectives of the Design Guidelines by providing only modest levels of exterior lighting, without visible or bright light sources. A CFL may be acceptable in one location or type of fully shielded fixture, but in another location an LED or halogen bulb, or even just using a lower wattage incandescent, may provide energy savings with a more acceptable lighting effect. Further, modification to an existing fixture (such as sleeving an exposed lamp as is described in the Design Guidelines so that the lighting becomes indirect) may become necessary if a different type of lamp is substituted than what was approved or used originally. And as a final point that we shouldn’t leave out, no new exterior lighting can be installed without the prior approval of SARC.

We hope that this discussion will better prepare you for the choices that you might see at the hardware store or when an electrical contractor proposes a higher efficiency or longer-lasting lamp type, but you can always contact us if you have a particular situation for which you’d like some guidance, and we’ll assist you as best we can.

**Seasonal Lighting:**

While we do not have any specific regulations regarding seasonal or holiday lighting we do ask the following guidelines be observed when considering what a homeowner will install:

- No moving, changing or animated lighting effects
- Please observe the dates from Nov 15 through Jan 30 for your seasonal lighting
- All seasonal lighting must be turned off by midnight (12AM) unless the homeowner is having an evening party on a particular night
- No floodlights or up-lighting of any kind buildings or tree
- Your lighting should not be intrusive on other homes surrounding yours

As always, your Board of Directors hopes that as neighbors we can all work together toward maintaining the very highest quality of residential living at the Maroon Creek Club and facilitating compliance with our community's Design Guidelines and Protective Covenants for the benefit of all who live here.

Thank you, and best wishes for the rest of your summer,



Sarah Smith Korpela

For the Board of Directors of the Maroon Creek Club Master Association

**Excerpt from the 2010 edition of the Maroon Creek Club Design Guidelines, some provisions highlighted for importance:**

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**I. Exterior Lighting**

**Intent:** Exterior lighting should be minimized and used only for purposes of safety and security in order to minimize visibility of the building in the evening. "Aesthetic" lighting, area lighting, flood lights, or illuminated artwork are not consistent with the goal of integrating with the natural surroundings and are not allowed.

**Requirements:**

1. All light fixtures shall have completely concealed light sources, except for carriage or similar type fixtures used at building entrances which shall have translucent glass or other obscure enclosure material so that the lamp is not directly visible. For carriage lamps and similar fixtures which do not have completely concealed light sources, sleeving of lamps or reductions in lamp wattages may be required either during the approval process or at the time of Final Inspection. Chandeliers or other large fixtures using numerous lamps are not allowed.
2. All exterior light fixtures which may be required by local codes are allowed but shall utilize fixture types only as specified herein and as approved by SARC.
3. Lighting to illuminate building surfaces, trees, or yards is not allowed.
4. It is recommended that any lighting for driveways which may be approved by SARC, other than one light illuminating an entrance / identification sign at the foot of the driveway, be activated by a motion detector.
5. Lighting for outdoor pools and spas shall be minimized and shall be arranged in such a way as to not create light pollution for surrounding lots.
6. Lighting for outdoor living areas such as porches, patios and decks shall utilize low-level, low brightness downcast illumination mounted in eaves, overhangs, retaining walls and railings, or ground mounted fixtures under 36" in height. No light sources may be visible. Illumination of driveways and entrance walks shall be limited to ground mounted fixtures under 36" in height. Only the minimum number of such fixtures conducive to safety shall be used.
7. Property identification numbers, as may be approved by SARC, may be illuminated by an indirect, concealed light source of 20 watts or less.