

**WHITE OAK RANCH SUBDIVISION HOMEOWNERS ASSOCIATION, INC.
EXTERIOR LIGHTING GUIDELINES**

STATE OF TEXAS §
 § KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF MONTGOMERY §

WHEREAS, the WHITE OAK RANCH SUBDIVISION HOMEOWNERS ASSOCIATION, INC. (“**Association**”) is charged with administering and enforcing those certain covenants, conditions, and restrictions contained in the recorded Declarations for the various sections of the community (referred to collectively as “**Declaration**”); and

WHEREAS, the Board of Directors of the Association (“**Board**”) has determined that in connection with maintaining the residential plan and harmony of the community, and to provide clear and definitive guidance regarding the Association’s exterior lighting requirements as set forth in the Association’s governing documents, it is appropriate for the Association to adopt the following Guidelines within the community.

NOW, THEREFORE, the Board has duly adopted the following *Exterior Lighting Guidelines* (“**Guidelines**”) within the community:

Exterior Lighting Guidelines

PURPOSE:

These Guidelines do not waive, in whole or in part, the requirements for application, review, and approval, prior to the installation of permanent exterior lighting, as described in the Declaration.

Failure to abide by these Guidelines and those listed in the Declaration may subject a member of the Association to a deed restriction violation, under the Association’s Declaration.

Lighting should promote the aesthetic quality of view within the Association, particularly the views of Lake Conroe. The Association promotes a dark sky community. Streetlights were not installed at the inception of the development to aid in this promotion. The Association seeks to maintain the value of our scenic beauty and charm, which are the keystones of the neighborhood’s quality of life, through a comprehensive regulatory program that includes restrictions relating to lighting and light pollution. Lighting must be directed onto the owner’s or resident’s property without excessive illumination of, or spillover onto, adjacent properties, public areas, or common areas. Sounds and/or audio associated with any lighting display(s) are prohibited.

These Statutory-Based Guidelines are drafted to be compliant with the provisions of Chapter 202 of the Texas Property Code to which they are inferior. Accordingly, the terms and provisions of these Guidelines are to be liberally construed to give maximum effect to the regulation relating to exterior lighting and security measures permitted under Chapter 202 of the Texas Property Code, but they shall not be construed as a way to evade the protections, permissions, or requirements of Chapter 202. As a convenience to the Association's directors, officers, members, and managers, the pertinent provisions of applicable laws are paraphrased if not restated in these Guidelines. If

any provision of these Guidelines conflict with State law, inaccurately paraphrases State law, or inadvertently omits an aspect of State law, the corresponding provision in State law controls. In the event of an apparent conflict between a provision of these Guidelines and a provision in another dedicatory instrument of the Association, an effort must be made to construe the provisions so as to give effect to both, if such construction is reasonable. Otherwise, the provision in these Guidelines is the higher authority for the limited purpose for which it is adopted, superseded only by public law. The effect of a general statement is not limited by the enumeration of specific matters similar to the general.

Invalidation of any provision of these Guidelines by judgment or court order or subsequent statutory enactment does not affect any other provision, which remains in full force and effect.

GUIDELINES

The Architectural Control Committee (“ACC”) and/or the Board will permit the installation of exterior lighting, so long as the use thereof adheres to the following Guidelines:

All lights must be Warm White or Soft White (anything 3000 Kelvin or below). Bright White or Daylight are not permitted at any time. Amber Flickering Lights are allowed in streetlamps/sconces. Lights must not exceed the equivalent of 45-watts incandescent (see attached Exhibits 1-4).

For horizontal fascia and soffit lighting, lights must (other than seasonal holiday lighting, as addressed below):

- 1) Be no closer than 72” on center (6 feet apart); if permanent lighting has closer spacing, all other lights closer than 72” should be turned off;
- 2) Lighting on the side elevations may be on both the first and second stories of homes, no further than three feet (3’) wrapping from the front elevation;
- 3) No soffit nor fascia board will have lights on the second story of the rear elevation without prior ACC approval;
- 4) Lighting on the rear elevation may have lights only on the first story, no closer than fifteen feet (15’) on center.

Gabled fascia and soffits may have lights installed in the following manner:

- 1) One light on each side in the peak of the gable;
- 2) One light on each side halfway down the gable;
- 3) One light on each side at the bottom of the gable;
- 4) Any two lights on either side must be no closer than thirty-six inches (36”) on center.

The timing and placement of all exterior lighting must not be an annoyance or nuisance to adjacent and nearby homeowners. Lighting, other than lights installed for the purposes of security, should not be before 6:00 am, Central Time, nor later than 11:00 pm, Central Time. Automatic timers are mandatory unless a motion detector relating to a security measure activates exterior lighting. Lights should be turned off when not needed. Complaints received from neighbors will be addressed appropriately by the Board, the ACC, or its authorized agent.

Seasonal Holiday Lighting

Seasonal holiday lighting shall be permitted under the following criteria:

- 1) Lights utilizing colors will be allowed only on designated holidays to include:
 - i) Independence Day (July 1st – 10th);
 - ii) Halloween (October 15th – November 15th);
 - iii) Winter Holiday (November 15th to January 10th). Temporary winter holiday lighting should be installed no earlier than November 1st and removed by January 31st.
- 2) Seasonal holiday lighting color schemes, timing, brightness, and duration should be designed not to be a nuisance to adjacent or nearby residences. Questions or clarifications regarding the appropriateness of any particular display or the above criteria will be determined solely by the Board, the ACC, or its authorized agent.

Landscape Lighting

Preferred landscape lighting is downward-directed, targeted, and shielded. Lights should be low wattage. If lighting is directed upward, a shield is required to prevent the light source from being visible by another property. Landscape lights should be no closer than 48" (4 feet) apart along a pathway. Automatic timers are mandatory unless a motion detector relating to a security measure activates exterior lighting. Lights should be turned off when not needed. Lights are not needed during sun-rise through sun-setting hours.

Flagpole Lighting

Lighting may be installed to illuminate Permitted Flags (as defined in *Guidelines for Display of Flags*) if they will be displayed at night and if existing ambient lighting does not provide proper illumination. Flag lighting must:

- 1) Be ground mounted in the vicinity of the flag;
- 2) Utilize a fixture that screens the bulb and directs light in the intended direction with minimal" spillover;
- 3) Point towards the flag and face the main structure on the property or to the center of the property if there *is* no structure; and
- 4) Provide illumination not to exceed the equivalent of a 60-watt incandescent bulb.

Boat Dock Lighting

Please reference the External Construction Application. Lighting on boat docks must be of similar design to other lights in the subdivision and must not exceed the equivalent of 45-watts incandescent. (**See Exhibit 1**). All lights must be Warm White or Soft White. Bright White or Daylight are not permitted at any time. The maximum height of boat dock lights is 5 feet. No spotlights are allowed.

Lumen Caps

Outdoor light fixtures with a maximum output of 200 lumens per fixture, regardless of the number of bulbs, may be left unshielded provided the fixture conforms to all other stipulations of this

guideline. The output from these fixtures shall not exceed 10% of the lumens per net acre allowed by this guideline. Total outdoor light output installed on any residential property shall not exceed 25,000 lumens per net acre in any contiguous illuminated area.

**WHITE OAK RANCH SUBDIVISION
HOMEOWNERS ASSOCIATION, INC.**

By: 

Print Name: BILL WESTCOTT

Position: PRESIDENT

Exhibit 1

Lumen to Watt Conversion

LUMENS TO WATTS CONVERSION CHART					
BRIGHTNESS IN LUMENS	220+	400+	700+	900+	1300+
INCANDESCENT	25 W	40 W	60 W	75 W	100 W
HALOGEN	18 W	28 W	42 W	53 W	70 W
CFL	6 W	9 W	12 W	15 W	20 W
LED	4 W	6 W	10 W	13 W	18 W

Exhibit 2

Light Trespass



Exhibit 3

Responsible Outdoor Lighting Practices

LIGHT TO PROTECT THE NIGHT

Five Principles for Responsible Outdoor Lighting Practices



USEFUL



ALL LIGHT SHOULD HAVE A CLEAR PURPOSE

Before installing or replacing a light, determine if light is needed. Consider how the use of light will impact the area, including wildlife and the environment. Consider using reflective paints or self-luminous markers for signs, curbs, and steps to reduce the need for permanently installed outdoor lighting.

LOW LIGHT LEVELS



LIGHT SHOULD BE NO BRIGHTER THAN NECESSARY

Use the lowest light level required. Be mindful of surface conditions as some surfaces may reflect more light into the night sky than intended.

COLOR



USE WARMER COLOR LIGHTS WHERE POSSIBLE

Limit the amount of shorter wavelength (blue-violet) light to the least amount needed.

Exhibit 4

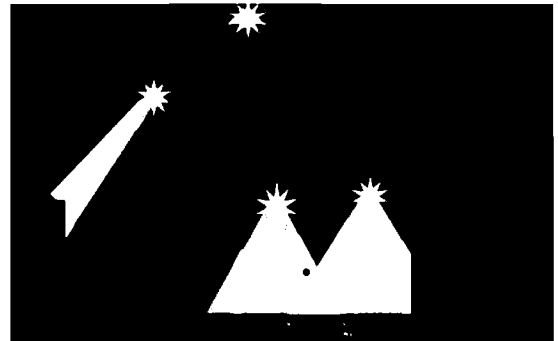
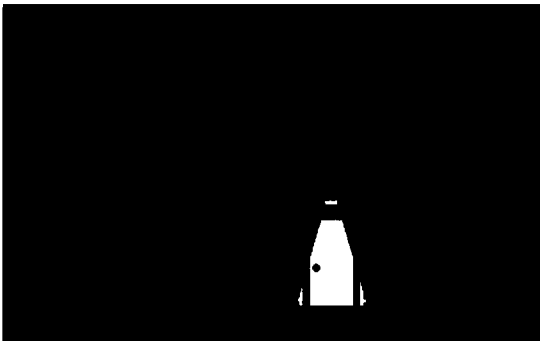
Light Purpose



1 – DOES THE LIGHT SERVE A CLEAR AND NECESSARY PURPOSE?

Light is useful for safe wayfinding and to help perform specific tasks. In the example below, the light illuminates only the entryway and stairs, where it is needed.

If you find that lights on your property are not necessary or useful, remove or disable them so that they are not accidentally turned on.



E-FILED FOR RECORD

03/04/2025 01:42PM



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number
sequence on the date and time stamped herein
by me and was duly e-RECORDED in the Official Public
Records of Montgomery County, Texas.

03/04/2025



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas