



# Ewa by Gentry Community Association

91-1795 Keaunui Drive, Ewa Beach, HI 96706

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## 19. Miscellaneous Improvements

Design Committee approval is required for certain miscellaneous improvements. Some examples of miscellaneous improvements include, but are not limited to, house decorations, sun sails, signs, clotheslines, flags, mailboxes and outdoor furniture.

### B. Exterior Lighting

Design Committee approval is required for all exterior lighting.

- 1) Light fixtures must be non-reflective, and of a design and color that complements the house.
- 2) All wiring for the fixture(s) and light source must be concealed by using an approved cover. If wiring is being concealed using conduit, the conduit must be painted to match the material it is attached to.
- 3) Light illuminating from an outdoor light fixture shall not be directed into an adjoining property or street. Any fixture that generates a verified complaint from a neighboring resident shall be redirected, relocated, removed or concealed upon notification by Ewa by Gentry Community Association.
- 4) Light fixtures should be installed at the same height on each facing plane of the dwelling.
- 5) Fluorescent lighting must have an apron around the outside of the light which matches the surface to which it is attached, must block the light or glare to neighboring properties, and must restrict the light source to the property of the applying homeowner. All related wiring must be hidden from view. If a cover is used, it must match the house or trim.
- 6) Garden Lights – *See landscape lighting (Section IV, Rule 1, D)*
- 7) Security Lights – *See Security Devices (Section IV, Rule 17)*

Application Packet Requirements:

- A complete Design Committee Application form signed by the Homeowner
- Closing Plot Plan showing location for each lighting fixture with each light fixture numbered for multiple installations
- Picture and technical specifications for each lighting fixture
- Pictures showing proposed locations of each light fixture and locations of existing light fixtures along with height distance from the ground
- Pictures showing any external conduit/wiring routing and locations