

Casa Verde Light Policy

Background

The Casa Verde HOA has established a comprehensive lighting policy, recognizing that some owners may wish to install supplemental lighting. Concurrently, the guidelines strive to ensure that any additional lighting maintains a uniform and visually appealing community aesthetic. By adhering to consistent standards, the HOA helps preserve property values and prevents lighting installations that may compromise the association's overall visual appeal or become a nuisance to adjacent units.

The Casa Verde Light Policy is grounded in the City of Palm Springs Ordinance 93.21.00, specifically addressing Outdoor Lighting Standards. The ordinance stipulates that these regulations are intended to maintain minimal ambient lighting levels, preserving the city's community character, charm, and dark skies. Area lighting must ensure optimal visibility, minimize glare, and prevent light spillage onto neighboring properties or into the sky. Section C of the City Ordinance defines two crucial terms, both of which are banned under the city ordinance. **Light Pollution** refers to the adverse effects of manmade outdoor lighting, including sky glow, light trespass, and glare. **Light Trespass** denotes the undesirable condition where exterior light is cast in areas where it is not wanted.

Guidelines for Supplemental Lighting

- The only area where supplemental light is allowed is the exclusive use area within the unit owner's exterior space. Supplemental lighting should not trespass into neighboring units.
- No strong unshaded light shall be emitted from any unit that forces other residents to take extra measures to block such unnecessary light such as having to shut their blinds, draperies or shades for the sole purpose of blocking the extra light.
- *The sole exceptions to outdoor lighting beyond the patio walls, would be: 1) the installation of a small solar or battery operated clip light to illuminate the gate handle and lock. The light source should face down on the gate handle and lock, and can be installed by clipping the fixture to the top bar of the metal gate. 2) the installation of a small solar or battery operated ground light to illuminate the gate handle and lock. The light source would be placed in the ground next to the gate.*
- No lights may be hung by piercing the stucco.

- *First Floor Units:* No lights may be hung in any manner on the top of patio walls, on the building walls or from the patio ceiling. The board suggests any string lighting be located on the inside patio walls (lower than the top of the wall by adding short poles in the ground and stringing the lights from the poles) or on inside shrubs or patio umbrellas.
- *Second Floor Units:* No lights may be hung in any manner on the top of patio walls, on building walls or on the building roofs. Lights may be hung under the overhang or eaves, but restricted to the second floor exclusive use patio area, or hung on patio railings, plants or patio umbrellas.
- Supplemental lighting must be turned off by 10 pm if your patio area faces or abuts bedrooms of adjacent units. Patios facing Amado, Hermosa, or parking areas where your unit does not face neighboring bedrooms, or is not adjacent to neighboring bedrooms, may leave supplemental lights on until 11 pm.
- **Only soft white lights between 2700 K and 3500 K** are allowed with the exception of colored lights from Thanksgiving until the 6th of January. Colored lights must also be within the range of 2700 K and 3500 K.
- No chasing, flashing, blinking or rotating lights of any kind are allowed.

Guidelines for Cannister Lights

- Cannister lights are owned by the association and are located on the patio and bedroom balconies. **Only soft white light bulbs between 2700 K and 3500 K** are allowed.

The Association maintains the right to require post-installation modifications or removal of any light installations to address health and safety concerns, glare, and/or any other nuisances caused by lighting issues that arise after installation.

Effective Date: 3/21/2026



