

Fountain Hills “Dark Skies” Ordinance - Homeowner Action Required

November 20, 2023

Overlook Resident,

It has been brought to the attention of the Overlook HOA Board that some of our townhomes may be in violation of the ordinance pertaining to the Town of Fountain Hills “Dark Skies” designation. Specifically, the light bulbs installed in certain outdoor fixtures on either side of our garage doors or outside of our front doors, and possibly elsewhere, including back patios, may be too bright. Details can be found in the Fountain Hills Zoning Ordinance, Chapter 8, Outdoor Lighting Control (attached), but the key requirement is as follows:

Section 8.02 General Requirements

B. Correlated Color Temperature (CCT): In order to minimize the detrimental effects of blue light, the correlated color temperature (CCT) of any outdoor lighting fixture shall not exceed 3000K.

Simply put, if your garage lights/other outdoor lights have a yellowish hue (3000K or less), then they are compliant. However, if they have a white hue (brighter than 3000K), then they must be replaced to comply with the Fountain Hills ordinance.

<-----Acceptable----->|<-----Unacceptable----->



It is requested that each homeowner check all of their outdoor lights in the near term, and take action as appropriate to comply with the ordinance. If you have any questions, please contact Snow Property Services at 480-635-1133. Your prompt attention to this matter is appreciated.

Thank You,

Overlook Board of Directors