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STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Bexar County, Texas on:
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Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk

LIGHTING GUIDELINES
for
PROPERTY OWNERS ASSOCIATION OF RIVER ROCK RANCH, INC.

THE STATE OF TEXAS §
 §
COUNTY OF BEXAR §

SCANNED

I, Karl Alexander, President of Property Owners Association of River Rock Ranch, Inc ("River Rock Ranch" or the "Association"), do hereby certify that at a meeting of the Board of Directors of the Association (the "Board") duly called and held on the 3rd day of December, 2025, with at least a quorum of the Board being present and remaining throughout, and being duly authorized to transact business, the following "Lighting Guidelines" was duly approved by at least a majority vote of the members of the Board upon the consent and agreement of at least a majority of the Architectural Control Committee:

RECITALS:

1. The property encumbered by this Lighting Guidelines ("Policy") is that property restricted by the following dedicatory instruments:

Declaration of Covenants, Conditions and Restrictions of River Rock Ranch, A Planned Unit Development, recorded February 6, 2008 as Document No. 20080024401 in Volume 13338, Page 785, Official Public Records of Bexar County, Texas, as amended by the Amendment of Declaration of Covenants, Conditions and Restrictions of River Rock Ranch, A Planned Unit Development, Bexar County, Texas, executed on September 30, 2009, recorded on May 6, 2010, as Document No. 20100079601 in Volume 14467, Page 2111, Official Public Records of Real Property of Bexar County, Texas, as same have been or may be amended and/or supplemented from time to time (collectively, the "Declaration").

2. The Declaration grants to the Association the power and authority to enforce all covenants, conditions and restrictions set forth in the Dedicatory Instruments (as defined by Section 202.001(1) of the Texas Property Code).

3. Article II, Section 2.6 of the Declaration provides that "[t]he Architectural Control Committee may adopt Design Guidelines, which may hereafter be amended from time to time."

4. Article III, Section 3.12 of the Declaration provides restrictions on exterior lighting that may be installed in the community, including "[t]he number and locations of exterior lights [which] must be approved by the Architectural Control Committee" and provide "[t]he Architectural Control Committee [with] the sole discretion as to whether the number, location and/or type of any exterior lighting is in violations of [] Section 3.12" or the Association's governing documents.

5. The Architectural Control Committee of the Association desires to adopt lighting guidelines consistent with the provisions of Association's governing documents and Texas law.

6. These Lighting Guidelines replace and supersede any previously recorded or implemented guidelines or policy that addresses the subjects contained herein, if any, adopted by the Association.

GUIDELINES:

1. General:

In order to comply with Article III, Section 3.12 of the Declaration's requirement to "not [] cause light pollution or unnecessary illumination of any adjacent Lot, residence or Common Area", lighting in the Association shall generally comply with following five principles following of the Dark Sky initiatives:

- a. Useful. All light should have a clear purpose and owners should consider how light will impact the area including wildlife and their habitats.
- b. Targeted. Direct light only where it is needed. Use shielding and careful aiming to target the direction of the light beam so that it points downward and does not extend beyond where light is needed.
- c. Low Level. 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.
- d. Controlled. Use light only when it is needed. Use controls such as timers or motion detectors to ensure that light is available when it is needed, dimmed when possible, and turned off when not needed.
- e. Warm-Colored. Use warm-colored lights where possible. Limit the amount of blue-violet light to the least amount needed.

River Rock Ranch lies within three miles of Camp Stanley and is therefore subject to Ordinance 2018-02-08-0079, class MLR1, Zone 2 (the "Ordinance") which limits lighting brightness and beam direction. To the extent that any provision in these Lighting Guidelines is less restrictive or conflicts with Ordinance, the Ordinance controls.

Except for Seasonal Lights, lights shall be uniform and "white" with a warm color temperature (e.g., between 2700K and 3500K). Seasonal Lights may be any color, including white.

Exceptions to these Guidelines for new and existing installations may be requested in writing and require approval of both the Architectural Control Committee and the Board.

The Board and/or Architectural Control Committee in its sole discretion may determine whether a lighting installation as a whole achieves the intended Dark Sky initiatives, and has the authority to require changes to lighting configurations and brightness after installation.

Prior to the installation of permanent lighting, Owners must submit the requisite application to the Architectural Control Committee. Applicants must provide figures, plats, drawings, and/or photographs that clearly demonstrate lighting locations as well as detailed specifications of each light source (type of light, brightness, color, etc.). Owners and residents are generally permitted to display seasonal lighting and decorations contemporaneous with the present season. Seasonal lighting and decorations for the Spring, Summer, and Fall seasons may not be installed or displayed any sooner than fourteen (14) days in advance of the seasonal event being represented and must be uninstalled and/or removed no later than seven (7) days following the seasonal event being represented.

2. Wall & Ceiling Fixtures

- a. Wall and ceiling fixtures/sconces shall be placed at least 6 feet apart.
- b. Wall fixtures/sconces shall be "decorative". Ceiling fixtures shall be decorative or recessed.

3. Up-Lights

- a. Up-Lights to illuminate the front of a house shall not exceed five light fixtures.
- b. Up-Lights to illuminate trees shall not exceed two per tree. Smaller trees shall generally have fewer fixtures.
- c. The beam angle of each Up-Light fixture shall not exceed thirty degrees (30°).
- d. Beams from Up-Lights shall be directed such that one hundred percent (100%) of the light beams are directed below the roof line of the house or within the underside of the tree canopy as applicable. No part of any light beam shall be directed to the open sky.

4. Security Lights

- a. Motion detectors shall not activate Security Lights beyond the lesser of: 1) twenty (20) feet from the front of the house; or 2) five feet from the edge closest to the house of any sidewalk. The edge of the sidewalk includes the portion where the sidewalk crosses a driveway.
- b. Motion detectors shall be timed to automatically shut off Security Lights after three minutes of not detecting motion.

5. Multi-Bulb Lights (excluding "Seasonal Lights" and "Patio Lights" defined below)

- a. Multi-Bulb Light configurations (hereafter, "Multi-Bulb" Lights) in accordance with the Dark Sky initiatives shall generally be evaluated as "accent" lighting to determine acceptability.
- b. Multi-Bulb Lights are lighting arrangements powered by exposed conductors (e.g., wires), conductors in conduit, or conductors separately feeding lights/fixtures that are generally spaced an average of 3 feet to 7 feet apart and are generally installed linearly along house features (e.g., under soffits and/or parallel to roof gutters, rakes, and eaves). Multi-Bulb lights include any type of light source (e.g., bulb or LED).
- c. Conductors (e.g., wires) feeding Multi-Bulb Lights that are not in conduit shall not be visible at a distance exceeding fifteen (15) feet from the face of the house/garage. The conduit or track feeding Multi-Bulb Lights shall be painted to match the color of the surface to which it is attached.
- d. Location: Multi-Bulb lights shall be placed only on the front of the house and extend a maximum of ten (10) feet down the side of the house.
- e. Multi-bulb Lights on houses having a visible or reflected beam/beam angle (vs. continuous low-light illumination) along any straight run of a house

feature (e.g., soffit, roof rake, or roof eave) shall have an average spacing not less than one light every three feet. Multi-Bulb Lights per this requirement do not have to be equally spaced (e.g., may be placed in pairs with two lights less than three feet apart provided the average spacing criteria is met).

- f. Multi-Bulb Lights shall be placed under soffits, behind fascia boards, or in shielded fixtures such that the light source is not visible from the sidewalk. However, Multi-Bulb Lights placed on the rake soffit of a steeply angled roof (i.e., along the underside of the front peaks of houses) may be visible from the sidewalk when viewed at an angle from the sidewalk.
- g. The beam angle of each light source in Multi-Bulb Lights shall not exceed ninety degrees (90°) and shall be directed at one hundred eighty degrees (180°) (i.e., vertically downward). However, the beam angle of each light source in Multi-Bulb Lights placed on the rake soffit of a steeply angled roof (i.e., along the underside of the front peaks of houses) shall not exceed thirty degrees (30°). Best efforts shall be made to shield light sources on rake soffits of a steeply angled roof from sidewalk view, and to direct the beam angle at one hundred eighty degrees (180°) (i.e., vertically downward).
- h. Multi-Bulb Lights shall not be “twinkling”, “traveling”, “chasing”, or of “modulating brightness”.
- i. Multi-Bulb lights shall have a timer, brightness/dimmer, and color controls (if colors other than white are possible in the lighting installation).

6. Seasonal Lights (includes “Special Event” Lights)

- a. Lights having visible or reflected beams that are hung/strung along house features (e.g., railings, soffits, fascia, roof gutters, roof rakes, or roof eaves) with light sources having an average spacing less than or equal to one light every three feet are considered Seasonal Lights, regardless of the light color, and regardless of how the lights are controlled (e.g., with every fourth light illuminated to increase the spacing of illuminated lights sources).
- b. Seasonal Lights may be illuminated for the following dates, time periods, and events:
 - February 8th to February 14th
 - March 11th to March 17th
 - June 28th to July 5th
 - October 1st to November 1st
 - November 15th to January 15th
 - Special Events (e.g., Birthdays, Graduations, Weddings)
- c. Seasonal Lights for Special Events shall be illuminated for not more than two days per event.

- d. Seasonal Lights shall be removed within fourteen (14) days after the end of the seasonal period (e.g., Seasonal Lights installed for the February 8th to February 14th season must be removed by February 28th).
 - e. Permanently installed Seasonal Lights (e.g., Govee lights that are not periodically removed), shall be installed such that not more than 5% of the bulbs and wires are visible from any part of the sidewalk in front of any residence (e.g., installed immediately behind the front fascia). Permanently installed Seasonal Lights shall be installed with permanent hardware (e.g., screws). Permanently installed Seasonal Lights using only stickers or other adhesives are not acceptable. Permanently installed Seasonal Lights shall not have wires that sag or are not otherwise installed fully flush to the soffit or fascia supporting them. Permanently installed Seasonal Lights shall not be powered using extension cord(s) with a combined total length of more than 6 feet, or with more than 20% the extension cord(s) visible from any sidewalk in front of any house.
7. **Patio Lights**
- a. Patio string lights shall not be illuminated after 11 pm. Owners may request exceptions to this time for single events.
8. **Walkway Lights**
- a. Walkway fixtures with light beams shall be directed downward and shall not emit any light beams above the horizontal plane below the fixture.
 - b. Walkway Lights shall be spaced at least five feet apart and be less than eighteen inches (18") tall.

Any installation not in compliance with these Guidelines will be considered a violation of the dedicatory instruments governing the community.

These Lighting Guidelines are not intended to restrict an owner's or resident's statutory right to install religious items pursuant to Section 202.018 of the Texas Property Code.

[SIGNATURE PAGES FOLLOW]

I hereby certify that I am the duly elected, qualified and acting President the Association and that the foregoing Lighting Guidelines was approved by a majority vote of the Board as set forth above and now appears in the books and records of the Association, to be effective upon recording in the Official Public Records of Real Property of Bexar County, Texas.

PROPERTY OWNERS ASSOCIATION OF RIVER ROCK RANCH, INC.

By: [Signature]
Karl Alexander, President

THE STATE OF TEXAS §
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~~2025~~ ²⁰²⁶ BEFORE ME, the undersigned notary public, on this 12 day of February, personally appeared Karl Alexander, President of the Property Owners Association of River Rock Ranch, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.



[Signature]
Notary Public in and for the State of Texas

~~I hereby certify that I~~ am the qualified and acting Chair of the Architectural Control Committee of the Association and that the foregoing Lighting Guidelines was approved by a majority vote of the members of the Architectural Control Committee.

By: [Signature]
Eric Franklin, ACC Chair

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~~2025~~ ²⁰²⁶ BEFORE ME, the undersigned notary public, on this 13th day of January, personally appeared Eric Franklin, Chair of the Architectural Control Committee of the Property Owners Association of River Rock Ranch, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.



[Signature]
Notary Public in and for the State of Texas