

Exhibit “A”

Exterior Lighting Display Guidelines **Plum Creek Homeowners Association, Inc.**

Section 1: Structural Lighting

- All structural lighting (e. g., soffit lights) must be professionally and permanently installed.
- Adhesive tapes are not considered permanent installation.
- Soffit lights must be either recessed or contained within color-matched, powder-coated aluminum channels purpose-made by the manufacturer. Generic channels or conduits are not permitted.
- All wires and cables must be concealed; exposed wires and cables are not permitted.

Section 2: Security Lighting

- Security lighting is permitted but must be designed and positioned to prevent glare or nuisance on neighboring properties.
- Motion-sensor activated security lights may have a color temperature up to 5000K, provided they do not create glare on other properties.

Section 3: Café-Style String Lights

- Café-style string lights are permitted on front porches and in front yards if cables are concealed.
- Such lights may not be strung around soffits or hung from trees.
- Café-style string lights are allowed in backyards without approval but must not create glare or nuisance to neighboring properties.

Section 4: Color and Color Temperature

- Only neutral, earth-tone colors are allowed for permanent fixtures. Specific colors must be submitted to the Architectural Review Committee (ARC) for approval.
- Structural, landscape, and café-style lighting must be limited to a color temperature of 2700K – 3000K.
- Permanent programmable lighting systems may use color schemes appropriate to the time of year.

Section 5: Cables and Wiring

- All exterior lighting wires and cables must be concealed.
- Exposed wires and cables are not permitted.
- Soffit lights must be installed in manufacturer-supplied, color-matched channels for a uniform appearance.

Section 6: Holiday Lighting

- Holiday lights may not be left up year-round.

Section 7: Approval and Enforcement

- All permanent exterior lighting installations must be submitted to the ARC for review and

- approval prior to installation.
- The ARC reserves the right to require removal or modification of any lighting that does not comply with these guidelines or creates a nuisance.
- Violations of these guidelines may result in enforcement action as outlined in the HOA's governing documents.

Section 8: Notes

- Note: All exterior modifications, including permanent lighting installations, must comply with the Plum Creek HOA's architectural review process.
- Please refer to the Architectural Guidelines and submit an application if your lighting installation is intended to be permanent or differs from standard temporary holiday décor.

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AFTER RECORDING RETURN TO:
Adam Pugh
CAGLE PUGH, LTD. LLP
4301 Westbank Dr., Bldg. A, Ste. 150
Austin, Texas 78746