# RETREAT PERMANENT LIGHTING POLICY

## 1. Purpose

This policy establishes guidelines for the use of the permanent lighting installed on the Retreat exterior. The policy is intended to balance community enjoyment, neighborhood character, responsible use of District resources, and applicable lighting requirements.

## 2. Permitted Holiday Lighting

A. Winter Holiday Season

The Retreat may be illuminated in white during the winter holiday season from November 25 through January 25, for a maximum of 60 consecutive days.

B. Federal Holidays

The permanent lighting may be illuminated in red, white, and blue in recognition of the following federal holidays:

- Memorial Day
- Independence Day
- Veterans Day

Lighting for these holidays shall be limited to the evening preceding and following the holiday and the evening of the holiday, from dusk until an established ending time. If the holiday falls on a Monday, the lighting may be operated during the preceding weekend.

## 3. Lighting Characteristics

- Use the existing permanently installed lighting system.
- Operate the lighting in a static, non-flashing configuration.
- Program and operate the lighting at a brightness appropriate to the setting.
- Do not expand the lighting policy to additional holidays, events, or occasions without prior FRMD Board approval.

## 4. Compliance

All lighting shall be operated in accordance with Lakewood Municipal Code Sections 17.9.2.2 and 17.14.2 and the Home Owners Association's Design Guidelines of Solterra.

## 5. Administration

**Community Manager.** The Community Manager shall be responsible for programming the lighting in accordance with this policy.

**Board and Community Manager.** The Fossil Ridge Metro District Board and Community Manager shall be responsible for ensuring that the lighting is operated in accordance with this policy.

**Maintenance.** The lighting equipment shall be maintained by the Community Manager and/or the District's designated contractor.

## 6. Exceptions

Any exception to this policy requires prior approval by the Board.

# SUPPORTING RATIONALE – COMMUNITY SURVEY

Following the July 4, 2026, lighting display, the community survey received 84 responses. The results provide support for continuing a limited holiday lighting program, particularly for Independence Day.

**Satisfaction with the July 4th lighting display**

| Satisfaction | Responses | Percent |
|---|---|---|
| Very Satisfied | 50 | 59.5% |
| Satisfied | 9 | 10.7% |
| Neither Satisfied nor Dissatisfied | 5 | 6.0% |
| Dissatisfied | 2 | 2.4% |
| Very Dissatisfied | 5 | 6.0% |
| Didn't notice | 13 | 15.5% |

**Opinion on future use**

When asked whether residents would recommend the lighting on future July 4 weekends, 68 of 80 respondents (85.0%) answered Yes, while 12 (15.0%) answered No.