



DATE: October 28, 2025
TO: Talega Members
FROM: Talega Maintenance Corporation
RE: Notice of Policy Adoption – Under Eave Lighting

Dear Members:

Pursuant to California Civil Code §4360, notice is hereby provided that at the duly noticed Open Session Board of Directors meeting held on October 14, 2025 the Board adopted guidelines governing the installation of Under Eave Lighting following the required 28-day Member comment period.

The policy provides homeowners with flexibility to install under eave lighting while ensuring consistency with community aesthetics. Permanent under-eave lighting is now permitted with prior approval from the Design Review Committee (DRC), provided such lighting is concealed appropriately and used no more than (60) calendar days per year for holiday display purposes.

As a reminder, all exterior improvements require architectural review and approval prior to commencement.

In accordance with Civil Code § 4360, the Board is providing general notice of the adopted revisions to the policies as outlined above. The full policy is available on the owner's portal or mobile app (CiraNet by Real Manage), by request to Talega@ciramail.com or in person at the Talega Swim & Athletic Club.

Please note Members who live in sub associations may not be eligible for this program through TMC.

Sincerely,

Board of Directors,
Talega Maintenance Corporation

Under Eave Lighting Design Standards

Permanent under-eave lighting will be permitted with prior approval from the Design Review Committee, provided such lighting is concealed appropriately and used no more than 60 calendar days per year for holiday display purposes.

1. Fixture Location – All fixtures must be mounted beneath the eave or soffit and fully concealed from direct view when not in operation. No exposed conduit, wiring, or junction boxes are permitted.
2. Appearance – Fixtures, housings, and trim must be a neutral color that matches or complements the adjacent fascia/eave material.
3. Lighting Characteristics:
 - Brightness – Maximum output not to exceed 3,000 lumens total visible from the street at any given time.
 - Color Temperature – White light must be in the warm white range of 2700K–3000K for everyday use.
 - Colored Lighting – Allowed only for seasonal/holiday display.
 - Light Spill – Fixtures must be aimed downward and shielded to prevent glare into neighboring properties, streets, or common areas.
4. Control System – Must include a timer or app-based scheduling feature to comply with operational hours.
5. Standard Operation – White lighting only (2700K–3000K) permitted outside of holiday periods.
6. Holiday Lighting – Multi-color or themed lighting permitted for holiday display up to a maximum of 60 total calendar days per calendar year.
7. Quiet Hours – All under-eave lighting must be turned off between 11:00 PM and 6:00 AM, except or security lighting triggered by motion sensors.