

Dear Empire Pass owners,

Below please find the Holiday Lighting policy from the Empire Pass Design Review Board for all properties in Empire Pass.

Holiday Decorations: Owners may display holiday decorations located or visible from their homes if the decorations are of reasonable size and scope and do not disturb other owners and residents by excessive light. Seasonal/Holiday Outdoor Lighting shall be permitted November 15th through March 31st of the subsequent year and permitted between the hours (MST) of 5PM and midnight. The specific guidelines for installation in landscaped areas are as follows:

- Each home is limited to a maximum of 2 different colors of lights; which can include white, red, green or blue string lights. Multi-colored string lights are not permitted.
- No more than (12) twelve trees per individual property are permitted to be lighted for the purpose of seasonal lighting and decoration between November 15th and March 31st. Such lighting is to be installed in a manner that allows individual property owner's enjoyment of seasonal lighting without causing undue glare or other negative visual impacts to neighboring properties or as viewed from areas outside the community.
- Chasing, blinking, or "icicle" lights are not allowed.
- White, red, green or blue string lights, which may or may not be attached to garland, may decorate porches or deck structures to include railings, as well as the main entrance (doorway and associated entryway structure) to the home.
- "Outlining" of a home or individual architectural features of a home by applying strings of lights to run continuously along roof eaves is not permitted.
- "Outlining" window trim or other prominent architectural features of a home is not permitted.
- Plastic statuary, inflatable lawn displays and other similar ornate displays containing un-natural, non-indigenous materials are not permitted. However, garland and/or wreaths which simulate, in a life-like manner, true, organic evergreen or deciduous tree boughs will be permitted; garland and wreaths made of organic materials are preferred and encouraged.