

November 28, 2020

To: Neighbor

Re: Light Trespass

Cease and Desist

Dear Neighbor,

On November 21, 2020, we sent you a letter requesting that you abide by Section 6.23 of the HOA CC&Rs.

Section 6.23. Exterior Lighting Requirements.

(a) **Exterior Lighting On Lots.** No Owner shall remove, damage or disable any exterior light, regardless of where located, which is connected to the Association's electric service. All lights installed on the exterior of a Residence or on a Lot shall be adequately and properly shielded from other Residences and the streets, such that direct rays from the light source are directed downward and do not cross property lines. Owners may not install mercury vapor, metal halide or halogen type exterior lighting (except low voltage); incandescent, high pressure sodium or low-voltage lighting is preferred. In order to preserve the rural character of the area surrounding the development, security lighting installed on Lots shall be of the type triggered by movement, heat, sound or radio waves and shall not be illuminated for extended periods of time (i.e. dusk to dawn).

California Civil Code Division 4, Part 3, Title 1, Section 3479 states:

Anything which is injurious to health, including, but not limited to, the illegal sale of controlled substances, or is indecent or offensive to the senses, or an obstruction to the free use of property, so as to interfere with the comfortable enjoyment of life or property, or unlawfully obstructs the free passage or use, in the customary manner, of any navigable lake, or river, bay, stream, canal, or basin, or any public park, square, street, or highway, is a nuisance.

The lights continue to be left on all night and the light continues to trespass beyond your property and into the bedroom window of your neighbor, interfering with the comfortable enjoyment of their life and property. These lights constitute an illegal nuisance. Therefore, we now demand that you cease and desist shining your lights beyond your property and that you turn off your lights when not in immediate use.

Sincerely,



Mark Baker
Soft Lights

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