

*Mesquite Springs HOA, Inc.  
Architectural Use Restrictions*

*Updated August 9, 2018*

*Brenda Lange - 313-218-1763  
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*Nora Laube - 315-430-7320*

- 1 There is no overnight or daily parking on the street per the CC&R's (3.01), and no parking on sidewalks, this is a city ordinance and you could be ticketed.*
- 2 Per CC&R's (3.25) there should be no storage in carports. Please store behind your home.*
- 3 If you have a corner Lot (10,15-17,28,39,53,54,60) you have frontage on 2 sides of your home. These areas should be free of ALL backyard items, so these items will not be visible from the neighbors view, or you fence the area per the CC&R's requirements (3.13 & 3.26)*
- 4 Garage sales will be held on 2nd weekend in **April & October**, one weekend only per the CC&R's (3.03)*



*Thank you the Architectural Committee*

CERTIFICATE OF PROMULGATION OF ARCHITECTURAL USE  
RESTRICTIONS

I, Chrystalyn Salavessa, the Community Manager of Mesquite Springs Homeowners Association (the "Association"), hereby certify that I sent by mail or email to all of the owners of record as of August 16, 2018, an approved copy of the Architectural Use Restrictions adopted by the Association's Board of Directors on August 14, 2018.

DATED this 16th day of August, 2018.

By:  \_\_\_\_\_

Printed Name: Chrystalyn Salavessa





## City Code 408 section H

- 15 All site lighting not directly associated with the special uses as permitted in subsections F.14, H.11, H.12, and H.13 shall conform to all lighting standards described in this Code.
- 16 Outdoor internally illuminated advertising signs shall either be constructed with an opaque background and translucent letters and symbols or with a colored (not white, cream, off-white, yellow or other light color) translucent background, with either translucent or opaque letters and symbols. Opaque means only that the material must not transmit light from the internal illumination source: the color of such opaque backgrounds is not restricted by this section. Lamps used for internal illumination of such signs shall not be included in the lumens per net acre limit set in subsection H.10. All illuminated signs shall be turned off at 10:00 p.m. or when the business closes, whichever is later.
- 17 All outdoor neon lighting shall be fully shielded and shall be turned off at 10:00 p.m. or when the business closes, whichever is later.
- 18 The requirements for lamp source and shielding of light emissions for outdoor light fixtures are as follows:

### **Shielding/Use Code:**

A = allowed, unshielded

F = allowed, fully shielded

### **LAMP TYPE**

### **SHIELDING**

Class 1, 2 and 3 lighting:

All lamp types above 2050 lumens

F (See Note 1)

All types below 2050 lumens

A (See Note 2)

All neon tube lighting

F

**Note 1.** Examples of lamp types of 2050 lumens and below (the acceptability of a particular light is decided by its lumen output, not wattage. Check manufacturer's specifications):

- a. 100 Watt Standard Incandescent and less
- b. 100 Watt Midbreak Tungsten-Halogen (quartz) and less
- c. 25 Watt T-12 Cool White Fluorescent and less
- d. 18 Watt Low Pressure Sodium and less

**Note 2.** Lights shall be shielded whenever feasible to minimize light spilled into the night sky or adjacent properties. Unshielded lights (all types) are limited to a maximum of 5,500 lumens per net acre (see subsection H.10). Residential parcels and Development Projects containing one net acre or less are allowed 5,500 lumens of unshielded light (all Classes).




**Thank you the Architectural Committee**

Updated: 08/09/2018

CERTIFICATE OF PROMULGATION OF CITY CODE 408 SECTION H

I, Chrystalyn Salavessa, the Community Manager of Mesquite Springs Homeowners Association (the "Association"), hereby certify that I sent by mail or email to all of the owners of record as of August 16, 2018, an approved copy of the City Code 408 Section 8 as it relates to Dark Sky Ordinances adopted by the Association's Board of Directors on August 14, 2018.

DATED this 16th day of August, 2018.

By: 

Printed Name: Chrystalyn Salavessa