

(cont.)

Installations that ARC determines will cause an unreasonable interference with neighbors' reasonable expectations of privacy will not be permitted.

Cameras shall be placed in the least intrusive or visible location possible and mounted in a fixed position such that they view only the Property Owner's Property. The camera's view shall not be changed or adjusted to view neighboring properties or common areas.

Applications for installation of cameras shall include a plot plan showing the location of cameras in relation to neighboring structures. Specifications shall be provided showing the design, size, shape, color, and angle of view. A manufacturer's photograph and/or drawing of the equipment shall also be provided.

## ARC Staff

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### Seabrook Island Property Owners Association

1202 Landfall Way  
Johns Island, SC 29455  
(843) 768-0061  
Monday - Friday  
8:00am - 4:00pm



[SIPOA.org/arc/](https://SIPOA.org/arc/)

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# SECURITY CAMERAS & MOTION- ACTIVATED LIGHTING POLICY



SEABROOK ISLAND  
Property Owners Association

The ARC receives many questions about the installation of exterior cameras and motion detectors that trigger exterior lights for the purpose of security and wildlife observation. As you can imagine, the ARC also receives complaints about motion detector lights that are unusually bright and are bothersome to neighbors at night. SIPOA relies on the Policies and Procedures for Residential Development to provide guidance with respect to exterior cameras and lighting. Basic information on lighting and exterior cameras are listed within this pamphlet. Related sections of the Policies and Procedures follow and include more detail.

**SIPOA POLICIES AND PROCEDURES  
FOR RESIDENTIAL DEVELOPMENT,  
VERSION 2021.1 §II.C.4. EXTERIOR LIGHTING**

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All exterior lighting for new construction and the redesign/replacement of lighting for existing homes, including all fixtures, shall be approved by the ARC.

An objective of the ARC is to avoid improper or excessive lighting which results in light pollution (impact glare, urban sky glow) and light trespass (light intrusion on neighboring properties)

The ARC requires using the minimum amount of lighting necessary for safety. Some resources for recommended exterior fixture types are provided in **Appendix H-Exterior and Site Lighting Resources**.

**a. General:**

External lighting shall be designed so that the source of the light is not visible beyond the property lines. The goal is to see the effect of the light in a space or area but not the source of the light.

With the exception of gas fixtures and fixtures with bulbs that mimic gas lamps, decorative fixtures shall be Dark Sky compliant (i.e. with no light directed upward) so as to obscure the light source.

**LIGHTING BASICS**

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- SIPOA ARC Approval is required for the installation of any new or replacement lighting fixtures.
- Lighting should be the minimum amount of light necessary for safety, and the source of the light should not be visible beyond property lines.
- All lighting fixtures should direct light



**CAMERA BASICS**

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- SIPOA ARC Approval is required for the installation of security cameras.
- Cameras shall be placed in the least intrusive or visible location possible.
- Cameras should be mounted and angled so there is no effect on a neighbor's right to privacy and enjoyment of their property.

Please be aware of this reminder to be considerate of your neighbors and obtain necessary ARC permissions when trying to enhance our own island experience be it for safety or the observation of nature. If you would like an application for either lighting or exterior cameras, please email [arc@sipoa.org](mailto:arc@sipoa.org).

**SIPOA POLICIES AND PROCEDURES FOR  
RESIDENTIAL DEVELOPMENT,  
VERSION 2021.1 §II.C.6.  
APPURTENANT STRUCTURES**

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**o. Security Cameras:**

Permission for installation of cameras and surveillance equipment shall be based on consideration of the effect on a neighbor's right to privacy and enjoyment of their property. (cont.)