

Permanent Architectural Lighting System

Supplemental Submission & Technical Response to the Architectural Review Committee
Part of the Brighter Nights whole-property smart lighting platform | Sanford, Florida | Distributed exclusively through ABC Supply / Outdoor Solutions



One connected platform, one app: roofline track, facade wash, and landscape lighting running together on a single Brighter Nights installation — warm white, downward beam, zero visible hardware.

Executive Summary

This supplement responds directly to the items requested at the committee's most recent review: the system's color-temperature range, its beam angle, its fixture spacing, and photographs of the product installed on actual homes in both **warm white** and **Edison amber**. Every requested specification is documented on the following page, and every one falls within the community's published standards.

It also addresses the committee's remaining discretionary concern — whether the system "looks architectural enough." The photographs in Sections 3 through 5 show soft downlight washes, spaced soffit-style accent patterns, and precise white tones locked to a single temperature; by day, the fixtures sit recessed inside a color-matched aluminum channel that reads as trim.

Finally, this application is not for a string of lights — it is for the exterior layer of a **total smart-home lighting system**: every fixture an individually addressable node on an encrypted Bluetooth mesh, the IoT of lighting. That is what separates it from splice-dependent products (**zero field splices, no hand-wired line voltage**), and it is what makes the board's rules genuinely programmable — color range, brightness cap, and curfew enforced in software, property-wide, from one app.

2200–2700K Proposed operating range — matches the HOA standard exactly	120° Fixed downward beam angle — at the HOA maximum	≤12" Pixel spacing on center — within the HOA maximum	0 Field splices anywhere on the installation
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1. Compliance With the Committee's Requested Specifications

The committee asked for three specific figures. All three are fixed properties of the hardware and are restated here for the record. One clarification for the file: the 2200–2700 figure is a **color temperature**, measured in Kelvin (K) — the warmth of the white — rather than a brightness value. Brightness (output) is separately dimmable from 0 to 100 percent and can be capped at any level the board sets.

COMMITTEE REQUIREMENT	THIS SYSTEM	STATUS
Color temperature must stay between 2200K and 2700K	Default static warm-white mode operates within 2200–2700K. Scene presets lock the output to an exact Kelvin value inside that range (see Section 6).	✓ Compliant
Beam angle not more than 120°	120° fixed, aimed permanently downward at the home's own facade. Cannot be re-aimed upward.	✓ Compliant
Fixture spacing not more than 12 inches	Pixels are set in the channel at installation at 12 inches on center or less.	✓ Compliant

2. Full Technical Specification (Updated)

SPECIFICATION	VALUE
LED package	Commercial-grade SMD 5050 tri-chip (5.0mm × 5.0mm, three diodes per package)
Pixel housing	30mm low-profile dome, UV-resistant, non-yellowing polycarbonate
Pixel spacing	12 in. on center maximum — set at installation to the board's standard
Beam angle	120°, fixed downward orientation toward the facade
Default color mode	Static warm white, 2200K–2700K (per community standard)
White range (capability)	Tunable white, 2200K–5500K, lockable to an exact Kelvin value per scene
Operating voltage	24V DC low voltage (Class 2, inherently power-limited)
Power draw	Approx. 0.75W per pixel at full output
Ingress protection	IP67, fully resin-potted against rain, dust, and insects
Rated lifespan	50,000+ hours — no bulbs to replace
Control	One smart controller, encrypted Bluetooth mesh, app-scheduled; one app for every Brighter Nights product on the property
Field connections	Zero splices; sealed plug-and-play connectors only. One cable feeds the full roofline run (up to ~300 ft)
Mounting	Powder-coated aluminum channel, color-matched to the home's trim
Serviceability	Ground-level app diagnostics; no roof access after installation

Every value above is a fixed property of the hardware or a condition of installation — not a promise about homeowner behavior. The proposed conditions of approval in Section 10 make the 2200–2700K operating range enforceable by the board.

3. Requested Photographs — Warm White on a Home

The committee asked to see the product installed on actual houses, in both of the tones shown during the demo-kit presentation. This page shows the **warm white** setting (upper end of the approved range, approx. 2700K). The following page shows **Edison amber** (lower end, approx. 2200K). Both are the same hardware — only the scene setting differs, and either can be locked as the permanent standard.



Warm white, full roofline. Even pixel spacing along the fascia; soft, glare-free wash confined to the home's own facade. No visible wiring, clips, or hardware.



Detail at the eave. Fixtures sit recessed in the color-matched channel; the beam is aimed down and back at the wall.



Street view. The wash reads as architectural accent lighting — house numbers, entry, and walkways are clearly visible.

4. Requested Photographs — Edison Amber on a Home

The same system set to **Edison amber**, at the warm end of the community's 2200–2700K standard. This is the tone the committee compared against warm white with the demo kit. Because scenes lock to an exact Kelvin value, the board can simply name whichever of these two looks it prefers — or approve both and let the standard be set in writing.



Edison amber at dusk. Warm, traditional glow that complements stone and earth-tone exteriors; identical hardware to the warm-white photos on the previous page.



Side elevation, Edison amber. Spacing and beam control are unchanged; only the color temperature differs.



Warm white, for direct comparison. The committee's other candidate tone on the same fixtures — both settings sit inside the 2200–2700K standard.

5. The "Architectural Look" — Built Into the Software

The committee reserved judgment on whether roofline lighting can look "architectural enough." Because every pixel on this system is **individually addressable**, the answer is a setting, not a renovation. In **architectural downlight mode**, the homeowner lights one pixel and leaves the next three or four dark — recreating the widely spaced, recessed-soffit-downlight look of high-end custom homes. The photographs below are this exact mode, on real installations.



Architectural downlight pattern. Individual pixels spaced like recessed can lights; the strip between them is completely dark and invisible.



The same mode in warm white. Gable-peak accents and entry pools of light — indistinguishable from hardwired soffit downlighting.

Switching between looks takes seconds in the app — no ladders, no hardware changes. A homeowner (or the board, by written standard) can run the full even wash shown in Sections 3–4, or the spaced architectural pattern shown above, at any approved color temperature. If the committee prefers one look for the community, that preference can simply be written into the conditions of approval and locked as the default scene.

This is a meaningful difference from every "all-on string of dots" product the committee may have seen. The system was designed so that its everyday appearance is **architectural first**: recessed hardware, trim-matched channel, downward wash, and lighting patterns that mimic permanent soffit fixtures rather than seasonal decoration.

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6. Exact-Kelvin Whites — Precision the Board Can Enforce

Most products on the market offer one fixed white, or a crude "warm / cool" toggle. This system's patented HyperLux LED technology produces a **continuously tunable range of whites from 2200K to 5500K**, and — uniquely in the industry — lets the homeowner save **scenes locked to an exact color temperature**. To our knowledge, no competing roofline system offers exact-Kelvin scene control.



■ Dashed zone = this community's approved standard (2200–2700K). Scenes are locked inside it.

Why this matters to an architectural review committee: **precision makes compliance verifiable**. A homeowner with ordinary lights "at about warm white" is guessing; a homeowner with this system sets the scene to, say, exactly 2500K and it never drifts. The board's standard stops being an aspiration and becomes a saved setting.

The photographs below are **the same hardware at three saved white scenes** — each locked to its own exact temperature.



Warm white scene — inside the community's 2200–2700K standard.



3200K scene — shown for capability only; outside this community's standard and excluded by the proposed conditions.

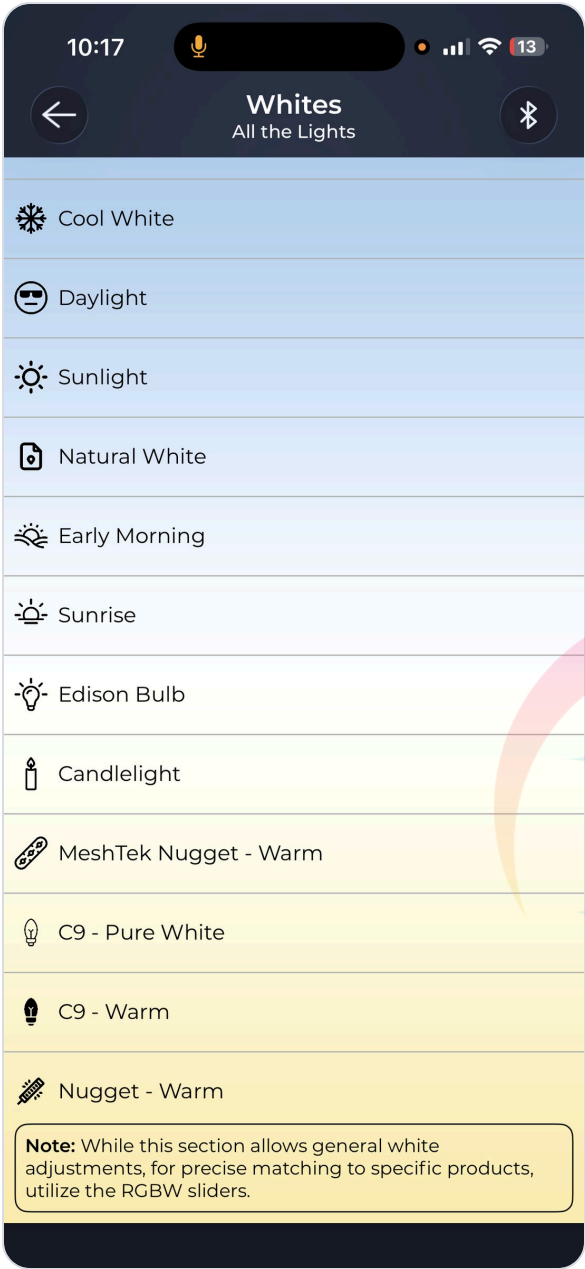


Cool white scene — upper end of the range; likewise excluded here by the proposed conditions.

The full 2200–5500K capability is disclosed for completeness. Under the proposed conditions of approval (Section 10), everyday operation is locked to the community's 2200–2700K standard, with anything outside it available only during board-approved holiday windows — exactly as the committee outlined.



6. Exact-Kelvin Whites (continued) — The Whites Menu in the App



Actual app screen. The Whites menu — one tap applies a named preset to every light on the property.

This is the screen a homeowner — or a board member during an inspection — actually sees. The whites are not an abstract slider; they are **named, saved presets**, each locked to its own color temperature, arranged from coolest at the top to warmest at the bottom:

Cool White · Daylight · Sunlight · Natural White · Early Morning · Sunrise · Edison Bulb · Candlelight · C9 – Pure White · C9 – Warm · Nugget – Warm

Why named presets matter to the committee

A written community standard usually fails at the point of translation — "warm white" means something different to every homeowner. Named presets remove the translation. The board's rule can literally say: *"Outside approved holiday windows, exterior lighting shall display the 'Edison Bulb' or 'Candlelight' preset."* Compliance becomes a word, not a judgment call.

Enforcement is one glance

Presets at the warm end of the menu — Edison Bulb, Candlelight, and the warm C9 and Nugget presets — correspond to the community's 2200–2700K standard. The cooler presets at the top of the menu exist for capability (and for communities and commercial standards that allow them) and are excluded here by the proposed conditions in Section 11.

For precise matching, the app also exposes exact RGBW control — which is how a scene gets locked to a specific Kelvin value like 2500K and never drifts. Preset for simplicity, exact-Kelvin lock for enforcement: both serve the board's same rule.

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7. The IoT of Lighting — One Smart-Home Platform for Every Exterior Light

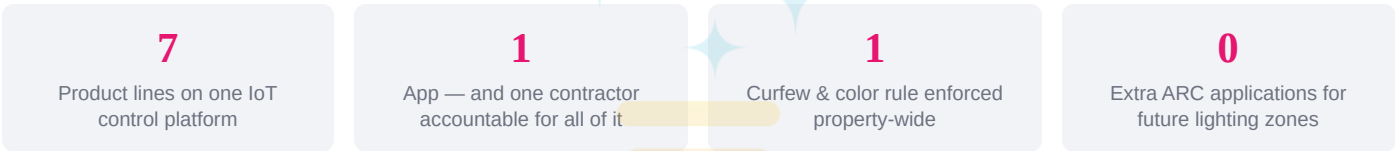
Brighter Nights is not a lighting product; it is a **total smart-home lighting system**. Every fixture on the property — every roofline pixel, sconce, landscape uplight, deck light — is an individually addressable IoT node on an encrypted Bluetooth mesh. The app reaches any product on the property, each node relays to the next, and a single tap orchestrates thousands of points across seven product lines:

- Roofline Track
- Soffit Lighting
- Sconce Lighting
- Landscape Lighting
- Deck & Dock
- Pool Enclosure
- Flood Lighting

Everywhere else in the industry, a homeowner assembles this piecemeal: one brand and app for landscape lighting, another for sconces, a third for pool-enclosure track lighting, a fourth for the roofline. That means **multiple contractors, multiple estimates, multiple control apps, multiple points of failure — and multiple ARC applications for the board to police**. Because of the patented technology every Brighter Nights product shares, we are the only system in the industry where the entire property is one connected platform.

Why "smart" matters to an architectural review committee

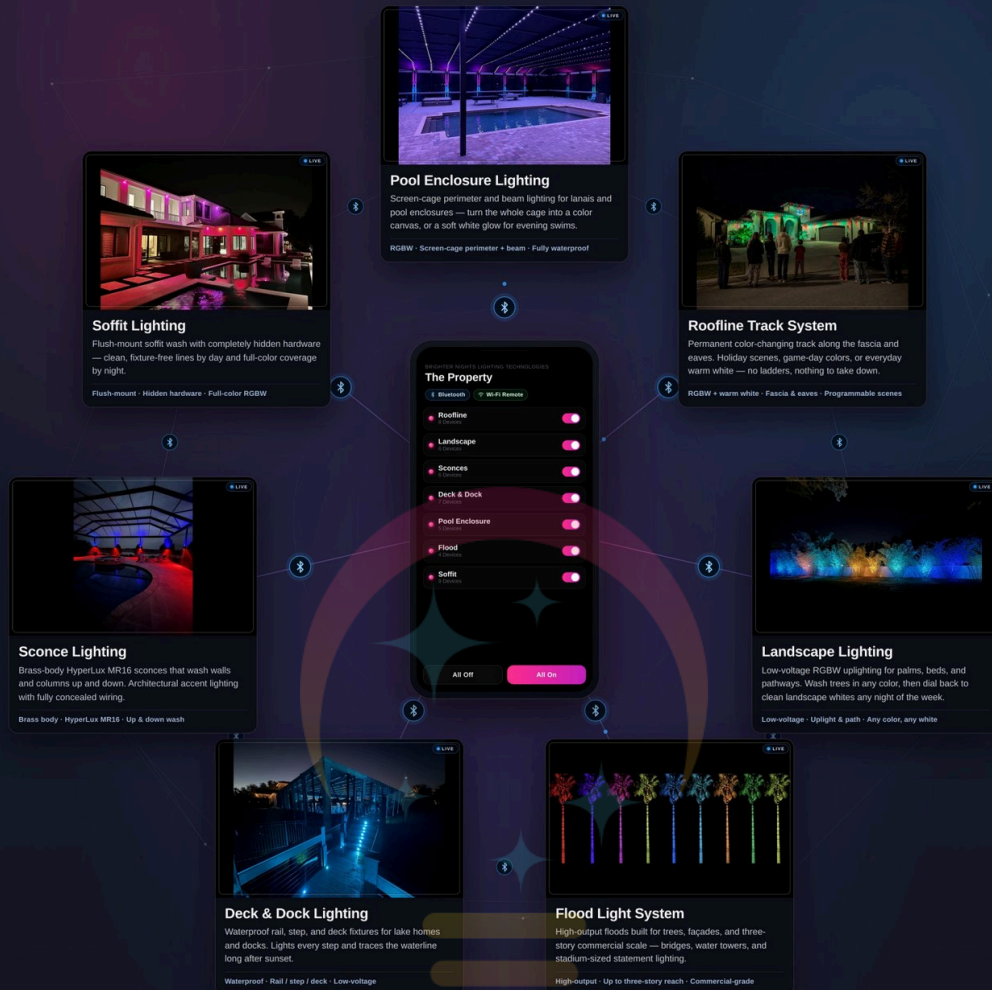
A connected system is an **enforceable** system. One approval framework covers every exterior fixture on the lot, and one set of conditions — color range, brightness cap, curfew — is executed in software, property-wide, because everything answers to the same app. When the board says "warm white only outside holidays," that rule takes effect across the roofline, the landscape beds, the sconces, and the pool cage with a single scene, instead of depending on four different apps from four different manufacturers being configured correctly. Dumb lights rely on homeowner promises; connected lights run the board's rule automatically.



For the homeowner, the practical difference is just as large: one insured installer who knows the whole property, one warranty conversation, one schedule — instead of coordinating several trades, each with their own wiring practices and their own problems. The full ecosystem is shown on the following page; Section 8 shows why those wiring practices are worth the board's attention.

Seven Systems. One App.

From your sconces to your dock — every Brighter Nights product on the property, orchestrated from a **single tap. All waterproof. All contractor-grade.**



The app communicates with every product and the products communicate with each other over Bluetooth Mesh



THE ENGINE INSIDE · POWERED BY HYPERLUX + BLUETOOTH MESH

One bulb. A mesh of thousands.

Every fixture is a retrofittable RGBW smart bulb running MeshTek's high-range **Bluetooth Mesh**. The app reaches any product on the property, and each bulb relays to the next — so a single tap can address **thousands of individually addressable points** across the whole ecosystem. Patented **HyperLux LED technology** drives the industry's highest lumens-per-color for true, saturated output on every hue.

16 Million Colors, fully dimmable	500 lm Max output per bulb	50,000 hrs Osram RGBW LEDs	2000–7500K Tunable warm-to-cool
IP64 Outdoor-rated	12V AC/DC Low-voltage input	HyperLux Patented LED tech	FCC · IC Certified

One App. Every Light.

- Waterproof
- Contractor-Grade
- Sold Through Distribution
- No Dealership or Franchise
- No Upfront Fees
- No Splicing or Hardwiring
- All Low Voltage
- Bluetooth + Wi-Fi Remote

RGBW · IoT-connected · seven product lines, one control layer.

8. Not All Permanent Lighting Is Built Alike: Splices vs. Plug-and-Play

If the committee has hesitations about permanent lighting, they most likely trace back to how the **rest** of the industry builds it. The dominant national brands — Gemstone, Trimlight, and similar splice-based systems — assemble their installations in the field by cutting and splicing wire, on the order of **one hundred splice points on a typical job**, and by hand-wiring line-voltage connections directly into the power supply. Every one of those splices is a potential failure point: a source of corrosion, flicker, dead sections, and repeat service calls at roof height. Hand-wired line-voltage terminations are, by their nature, work that belongs to a licensed electrician.

Brighter Nights was engineered specifically to eliminate this. **There is not a single field splice anywhere on one of our projects.** Every connection is a sealed, keyed, plug-and-play connector, and one cable feeds the entire roofline.



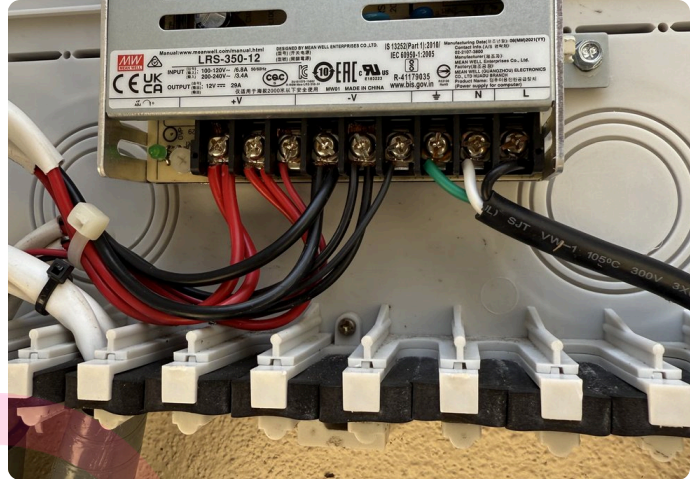
Side-by-side on the same wall. Top: a leading national competitor's enclosure — field-spliced wiring and a hand-wired supply. Bottom: the Brighter Nights enclosure — one sealed cable, plug-and-play, nothing for an installer to improvise.

9. What Splice-Based Installation Actually Looks Like

The photographs below were taken on a real splice-based competitor installation. Because those systems cannot run long distances on one cable, they must **inject power repeatedly along the run** — which means splices at the roofline, bundles of extra conductors routed around the home, and bare-wire terminations screwed into the power supply by whoever is on the ladder that day. Our system replaces all of it with a single sealed cable that drives up to ~300 feet of roofline from one connection.



Field splices at the roofline. Tap connectors joining cut conductors, exposed to heat, moisture, and movement. Multiply this by roughly a hundred per job.



Hand-wired power supply. Line- and low-voltage conductors stripped and screwed to open terminals — electrician's work, done splice by splice.



Conductor bundles routed around the home. Every power-injection point adds more wire to hide — and more places to fail.



The Brighter Nights alternative: one slim, sealed cable drop feeding the entire run. Nothing to splice, nothing to corrode, nothing to call back about.

Why the board should care: failure points become eyesores — dead sections and half-lit rooflines are exactly the "left the lights up" look every covenant is written to prevent. A zero-splice system doesn't just install cleaner; it stays looking the way the committee approved it.

10. Every Question the Committee Has Asked, Answered

Q. Does the system meet our 2200–2700K standard?

Yes. The default static warm-white mode operates within 2200–2700K, and scenes lock to an exact Kelvin value inside that range, so compliance is a saved setting rather than a promise. (For the record, this figure is color temperature; brightness is separately dimmable 0–100% and can be capped at any level the board specifies.)

Q. What is the beam angle?

120° — at the community maximum — fixed permanently downward toward the home's own facade. The channel geometry blocks all uplight and side glare; the beam physically cannot be re-aimed at the street or a neighboring lot.

Q. What is the fixture spacing?

Pixels are set in the channel at installation at 12 inches on center or less, in compliance with the community maximum.

Q. Can you show it on a house, in warm white and in Edison?

Yes — Sections 3 and 4 of this package. Both looks are the same hardware at different saved scenes, and the board may designate either (or both) as the community standard.

Q. Is it "architectural enough"?

The system's everyday appearance was designed to architectural-lighting standards: recessed 30mm fixtures inside a trim-matched, powder-coated channel that reads as fascia trim by day, a downward-only wash by night, and an architectural downlight mode (Section 5) that recreates spaced soffit can-lighting. We also renew our offer of a live mockup on the subject property so the committee can judge in person rather than from photographs.

Q. What happens on holidays — and after them?

Holiday color runs only during board-approved windows, and the schedule reverts the system to the approved warm-white scene automatically when the window ends. There is nothing to take down and no way to "leave the lights up" — the non-holiday standard restores itself.

Q. Will it shine into neighboring homes?

No. Light trespass is prevented by hardware geometry — fixed 120° downward beam, channel side-shielding, zero uplight — not by trusting the homeowner's settings. Output is also dimmable and curfew-scheduled.

Q. Is this just Christmas lights left up all year?

No. It is permanent architectural accent lighting installed as a building component. Holiday color is one optional, board-scheduled mode; the default operating mode is a static warm white identical in tone to standard exterior fixtures.

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10. Every Question, Answered (continued)

Q. How is this different from Gemstone, Trimlight, and similar products?

Three ways. First, architecture: those are lighting products; this is a total smart-home lighting system — every fixture an IoT node on one encrypted mesh, so a fully lit property runs on one app instead of several apps from several brands (Section 7). Second, wiring: splice-based systems are assembled in the field with on the order of a hundred splice points and hand-wired supplies; ours is 100% sealed plug-and-play with zero field splices (Sections 8–9). Third, precision: our patented HyperLux technology delivers exact-Kelvin white scenes from 2200–5500K, which is what lets the board's 2200–2700K rule be locked rather than approximated (Section 6).

Q. Is it safe? Is it a fire or electrical risk?

It is a 24V DC, Class 2, inherently power-limited system with IP67 fully potted fixtures — no line voltage at the roofline, no extension cords, no staples through insulation. And because every connection is a factory-sealed connector, there are no field splices to corrode, arc, or fail.

Q. What about maintenance and dead sections?

LEDs are rated 50,000+ hours (roughly 27 years at 5 hours per night). Diagnostics run from the ground in the app, and the zero-splice architecture removes the single largest cause of callbacks on competing systems. Nobody goes back on a ladder.

Q. Can the board control how it is used?

Fully. Enforceable conditions are native to the platform: exact-Kelvin white lock, brightness caps, automatic curfew, and color/animation confined to approved holiday windows — applied property-wide through the one app. Section 11 restates the proposed conditions, updated to this community's exact standard.

Q. Will we see it during the day?

The channel is powder-coated to match the trim and mounted flush to the fascia. From the street it reads as an added piece of trim — no visible bulbs, cords, clips, or staples.

Q. Does it hurt property values or community aesthetics?

Permanent lighting is consistently marketed and appraised as a curb-appeal upgrade. Professional, uniform installation raises the standard versus the annual patchwork of self-installed string lights — and eliminates the lights-left-up-too-long problem entirely.

Q. What if the homeowner sells?

The system conveys with the home as an installed improvement, controlled by whoever owns the app account — an asset, not a fixture the next owner must remove.

Q. Even if it meets every standard, why should we approve it?

Because denial doesn't make lighting go away — it pushes residents back to ladders, staples, cords, floodlights, and splice-based installs. Approving this system, under the board's own written conditions, gives the committee more enforceable control over exterior lighting than it has today over any conventional alternative.

11. Proposed Conditions of Approval (Updated, Ready to Adopt)

To make approval simple, the homeowner proposes the following enforceable conditions, updated to this community's exact standards. The board may adopt them as written.

- 1 **ARC approval required prior to installation**, with channel color specified to match the home's existing trim or fascia.
- 2 **Professional installation only**, by a trained and insured contractor using manufacturer-approved, zero-splice plug-and-play methods. No field splicing or hand-wired line-voltage connections.
- 3 **Outside approved holiday periods**, lighting shall display static warm white locked between **2200K and 2700K**, at or below a board-approved brightness level.
- 4 **Fixture spacing not to exceed 12 inches on center**; beam angle fixed at 120° or less, aimed downward at the facade with zero uplight and no re-aiming toward streets or neighboring lots.
- 5 **Color displays and animation permitted only during board-approved holiday windows**, with the schedule automatically reverting to the approved warm-white scene when each window ends.
- 6 **All lighting scheduled off no later than an agreed curfew time** (for example, 11:00 PM).
- 7 **The homeowner remains responsible** for maintaining the system in good working order and visual condition.

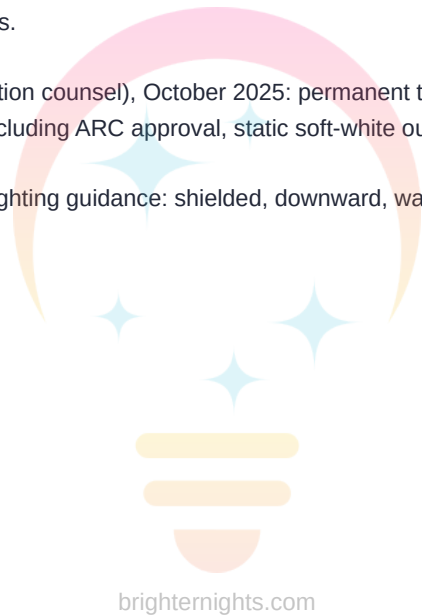
These conditions give the board more enforceable control over this system than it has today over any conventional lighting — seasonal strings, extension cords, or floodlights — none of which offer locked color temperature, app-verified scheduling, brightness caps, or fixed downward aim. And because every Brighter Nights product on the property runs on the same app, the same conditions govern any future landscape, sconce, or pool-enclosure lighting without a new engineering review.

Closing

Every figure the committee requested is documented and compliant. The photographs requested are provided in both tones. The "architectural" question is answered with an **architectural** downlight mode, trim-integrated hardware, and a standing offer of a live mockup on the subject property. What the committee is being asked to approve is not decoration — it is the exterior layer of a total smart-home lighting system whose defining feature is that the board's own rules are built into how it runs. We respectfully ask the committee to approve the application under the conditions above, and we welcome any further technical questions directly. brighternights.com

Sources & Basis of Claims

- Committee specification requests (color-temperature range, beam angle, fixture spacing, installed photographs): per review meeting, July 2026.
- System specifications (LED package, beam angle, voltage, IP rating, lifespan, tunable-white range, zero-splice plug-and-play architecture, HyperLux patented LED technology, single-app Bluetooth mesh control across seven product lines): Brighter Nights Lighting Technologies product documentation and engineering specifications.
- Competitor splice counts and hand-wired supply observations: field documentation of installed splice-based systems, including photographs reproduced in Sections 8–9 of this package.
- HomeAdvisor / Angi national cost data, 2025–2026: professional holiday light installation averages \$444 per project (range \$220–\$684; \$2.50–\$7.00 per linear foot).
- U.S. Consumer Product Safety Commission, 2023 season data: approximately 160 decorating-related injuries per day; about 14,900 emergency-department visits; nearly half involving falls.
- Centers for Disease Control and Prevention / ESFI: roughly 5,800 ER-treated holiday-decorating fall injuries per year; more than half from ladders or roofs while decorating outdoors.
- Mulcahy Law Firm (HOA/community-association counsel), October 2025: permanent trim lighting identified as a leading home-improvement trend; model board conditions including ARC approval, static soft-white outside holidays, and professional installation.
- DarkSky International, model HOA outdoor-lighting guidance: shielded, downward, warm-toned sources; prevention of light trespass.



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