

BIG SKY OWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS RESOLUTION

RESOLUTION: Big Sky Owners Association Dark Sky Lighting Policy

Date of Board Adoption: November 21, 2025

Resolution No.: 2025-01

Effective Date: November 21, 2025

RESOLUTION

WHEREAS, the Big Sky Owners Association, Inc. ("BSOA") adopted Amended and Restated Bylaws for the Big Sky Owners Association, Inc. on July 17, 2020 at its Board meeting and recorded with the Office of the Gallatin County Clerk and Recorder (Document #2732939, May 10, 2021) and the Office of the Madison County Clerk and Recorder (Document #197531, May 28, 2021), and as subsequently amended ("Bylaws"); and

WHEREAS, the Bylaws (Article 3, Section 3.2.1) assigns the Board of Directors ("Board") all of the powers and duties necessary for the administration of the Association's affairs and for performing all responsibilities and exercising all rights of the Association as set forth in the Governing Documents and as provided by law; and

WHEREAS, the Bylaws (Article 3, Section 3.2.3) further authorizes the Board to make and establish rules and regulations for the governance of facilities and the performing of such functions, the taking of such action and operating in such areas as are within the Association's Jurisdiction; and

WHEREAS, the Bylaws (Article 3, Section 3.2.12) further authorizes the Board to require compliance with and enforce the Declarations which by Article 3, Section 3.2.14 are made a part of the Bylaws; and

WHEREAS, the Bylaws (Article 3, Section 3.3) further authorizes the Board, at its discretion, to appoint Persons (including corporations, partnership, a trustee or other legal entity as that term is defined at Article 1, Section 1.3.20) to generally supervise and control the business of the Association and to delegate certain powers, duties and responsibilities to such Persons. The manner of selection, the qualifications and the scope of duties shall be determined by the Board; and

WHEREAS, artificial lighting from residential, commercial, and infrastructure sources within the Association's Jurisdiction creates light pollution that diminishes the natural night sky, disrupts wildlife habitats and migration patterns, and compromises the area's renowned astronomical viewing conditions which are essential to the community's character and economic vitality; and

WHEREAS, some, but not all, of the sub-associations Declarations contain lighting restrictions or guidelines; however, there is not presently a uniform policy that regulates outdoor lighting design, installation, and operation to minimize light pollution and preserve dark skies within the BSOA's Jurisdiction; and

WHEREAS, the Board has determined a need to adopt a uniform policy establishing dark sky compliant lighting standards and regulations for all outdoor lighting installations within the BSOA's Jurisdiction to protect the natural night environment, reduce energy consumption, enhance public safety through appropriate illumination, and preserve the area's designation as a premier dark sky destination.

NOW THEREFORE, be it resolved that:

Montana is home to some of the darkest skies in the nation and is a national leader in dark sky protection and preservation.

Dark sky protection is an important opportunity to preserve an ever-shrinking natural resource and capitalize on economic benefits including energy cost savings, night sky-based tourism, and increased property values.

Dark sky lighting refers to outdoor lighting designed to minimize light pollution by directing light downward, using lower color temperatures (warm, no blue light), reducing glare, and limiting light only to areas where it is needed.

NEW CONSTRUCTION: All new construction must adhere to the BSOA Dark Sky Lighting Policy.

EXISTING HOMES AND STRUCTURES: As of **December 31, 2027**, all outdoor light bulbs in the BSOA jurisdiction must be fully shielded, down directed, and 3,000 degrees Kelvin or less.

LIGHTING STANDARDS AND REQUIREMENTS

General Exterior Light Fixture Guidelines

The following guidelines apply to all exterior light fixtures:

- a. All lighting must minimize visibility of bulbs from downlight, uplighting, trespass, clutter and skyglow from adjacent properties in general.
- b. Fixtures shall be equipped with or be modified to incorporate light directing and/or shielding devices such as shields, visors, skirts, internal louvers or hoods to redirect light downward to reduce direct or indirect glare and prevent light trespass and pollution.
- c. The use of warm white lights only (3,000 Kelvin or less) is required.
- d. There shall be no flood, blinking, or moving lights.
- e. Externally illuminated signs shall have top-mounted fixtures aimed downward. Ground-mounted fixtures may be used in special cases as approved by the BSAC but shall be sized, located and aimed such that their output is not projected beyond the sign and have glare control features built into the fixtures.
- f. The uplighting of buildings, landscaping and trees is not allowed.
- g. Where used, lantern style fixtures shall be restricted to twenty-five-watt (25-watt) lamps and shall be required to have frosted or translucent panels.

Security Lighting

- a. Security lighting may be used for porches, patios, entrances and pathways.
- b. Security lighting must use fully shielded downward facing fixtures and warm-toned bulbs (3000 Kelvins or less) to minimize light pollution.
- c. Emanating light must be restricted to spill within Setbacks or Building Envelope.
- d. Flood and/or blinking lights are not permitted.

Fixture Controls and Operation

- a. Exterior lighting shall operate only between dusk and midnight and may operate on a timer (Exception for residence access lighting which may be operated from dusk to dawn).

b. Incandescent fixtures shall have provisions to adjust the output light level via dimmers.

Seasonal Lighting

Outdoor Holiday Lighting may be operated from November 1 and shall be discontinued by January 31. All lighting must be turned off and decorations removed by February 1st.

Holiday Lighting may be subject to BSAC review upon complaint of obtrusiveness. Please see the [Big Sky Owners Association Holiday & Seasonal Lighting & Décor Policy](#).

Commercial/Multi-Family Additions

These properties have additional requirements and may require an iso footcandle diagram. The Lighting Plan must demonstrate safety necessity and is approved on a case-by-case basis.



Example of fully shield lights pointing downward.

ADMINISTRATION AND INTERPRETATION

The Board may contract or delegate authority to a third party for purposes of enforcing the provisions set forth herein.

This Resolution shall be interpreted by the Board; its decision is final.

This Resolution supersedes all other Policies/Resolutions with regard to Dark-Sky Compliance and enforcement provisions pertaining to such policies.

ENFORCEMENT, VIOLATIONS AND FINES

The Association, acting through its Board of Directors, shall have the right to enforce this Resolution and to issue fines against the Owner for enforcement under this Resolution.

Enforcement Procedure and Fines

1. **First Violation of any section shall result in a:** Written Notice.
2. **Second Violation of any section shall result in a:** Second Written Notice.
3. **Third and Subsequent Violations of any section shall result in a:** \$100.00 fine.

Subsequent Violations

If staff are unable to resolve a violation the Board has the discretion to levy fines either on a per violation basis or on a per day penalty basis. Fines on a per day basis shall not exceed \$100.00/day for properties of single-family residences or \$250.00/day for properties of multi-family residences and commercial buildings/developments. Any fines issued for enforcement under this Resolution shall begin to accrue as of the date and hour of the issuance of Notice.

Fines issued for enforcement under this Resolution shall not exceed \$50,000 per violation for properties of single-family residences or \$100,000 per violation for properties of multi-family residences and commercial buildings/developments.

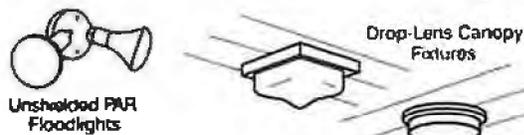
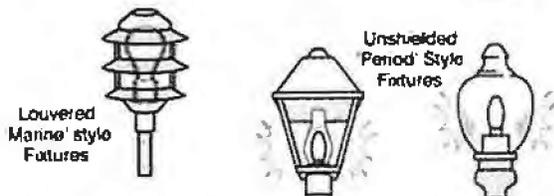
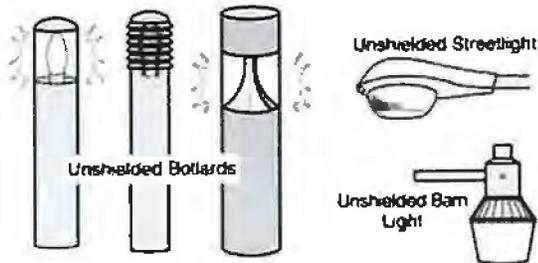
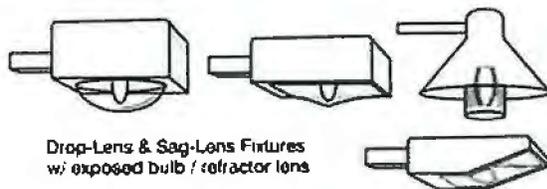
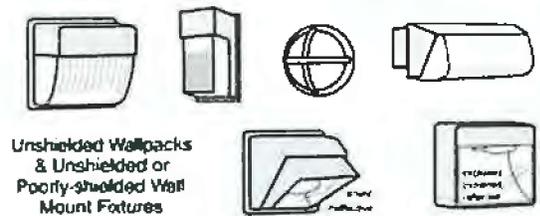
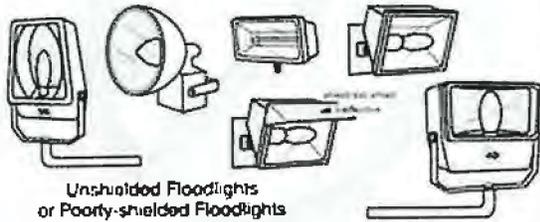
For each violation, the Owner shall be provided written notice and documentation of the violation and an opportunity to appear before the Board, at the Owner's request, at a regular or special meeting for the purpose of contesting the fine. If the Owner chooses to contest a fine issued for violation of this Resolution, the matter shall be heard by the Board in accordance with the Enforcement Procedures Resolution then in effect. Costs incurred by the Association for enforcing the provisions of this Resolution (inclusive of giving notice of the violation), collection costs, attorneys' fees or any fine assessed against the Owner shall be paid by the Owner. Such fine shall be payable to the Association within thirty (30) days from the date of the violation notice. Fines not paid within sixty (60) days of the due date specified in the violation notice may result in the Association bringing an action at law or equity or both, in accordance with Section 7.6 of the Bylaws. Money from fines collected under this Resolution shall be deposited with the Association and may be used at the discretion of the Board.

Exhibit A

Examples of Acceptable / Unacceptable Lighting Fixtures

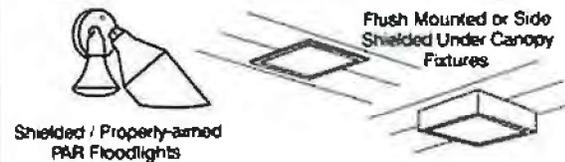
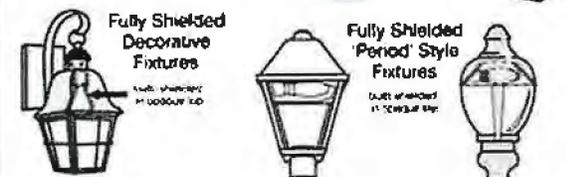
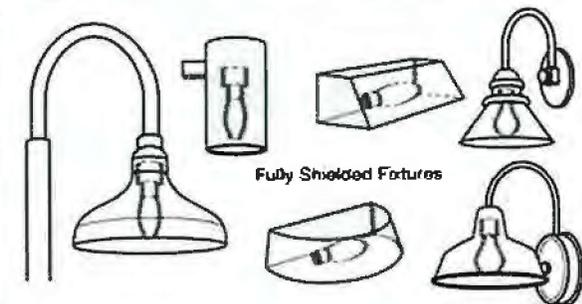
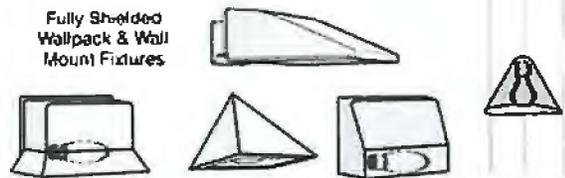
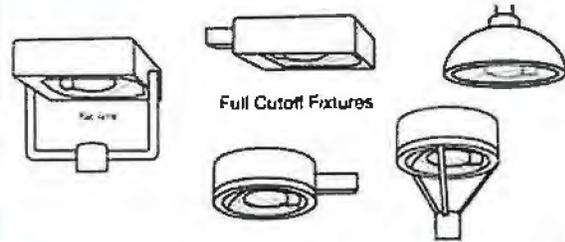
Unacceptable / Discouraged

Fixtures that produce glare and light trespass



Acceptable

Fixtures that shield the light source to minimize glare and light trespass and to facilitate better vision at night



Definitions:



Clutter: Too many lights that can disorient drivers and pedestrians.



Glare: Unshielded light fixtures that create blinding glare from LED point sources.

Lighting Plan: A detailed Lighting Plan separate from the Site Plan or Landscape Plan is required to be submitted with any application for review. The Lighting Plan shall detail the location and specifications of all lighting provided.



Skyglow: Upward traveling light scattered by particles in the atmosphere.

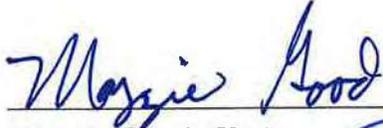


Trespass: Streetlights shining into bedroom windows on nearby private property.

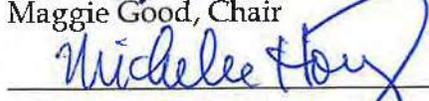
DATED January 16, 2026

BOARD OF DIRECTORS

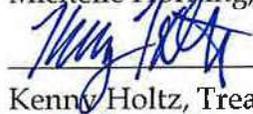
BIG SKY OWNERS ASSOCIATION, INC.



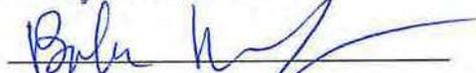
Maggie Good, Chair



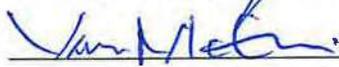
Michelle Horning, Vice Chair



Kenny Holtz, Treasurer



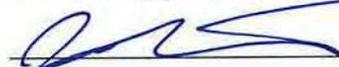
Barbara Rowley, Secretary



Vanessa McGuire, Director



Ernie Chappell, Director



Joe Swiatek, Director



Sarah Turner-Malhotra, Director



Les Hopper, Director