

SYLVAN HEIGHTS PERMITTED	SYLVAN HEIGHTS NOT PERMITTED
<b>VEHICLES CARPORT PARKING</b>	
Vehicles in good repair and working order with current tags. Parking permit displayed.	Vehicles that are not drivable, have not moved in 10 days in visitor parking, or are without current registration.  Report abandoned or suspicious vehicles to property manager or Sheriff's office.
Carport clean of all items <u>except approved vehicles</u> , bikes, and firewood. Firewood, 1/4 cord or less, must not be in direct contact with the building siding and should be covered with a flame retardant tarp, in black, brown, or grey.	Any other item such as tires, automotive supplies, furniture, storage containers, gardening supplies, etc. are not permitted. More than a 1/4 cord of wood. Contact property manager for on site storage information and options.
Carports with ATVs, motorcycles, jet skis, boats, trailers and similar vehicles under 15 ft with current licenses.	Semi trucks, RVs, campers. Boats and trailers over 15 ft. Anything that interferes with adjoining carports.
<b>DECK WALKWAY BALCONY BUILDING</b>	
Propane BBQ's that are in good working order ONLY. Propane BBQ'S are allowed on private balcony and entry decks only.	BBQ's that are rusted, dirty, and/or not in good repair. Charcoal and lighter fluid BBQ's are not allowed.
Potted plants and flower boxes must have drip trays. Plants, hoses, and gardening supplies are to be placed clear of walkways, stairs and common areas. Be considerate of neighbors below when watering plants.	Potted plants without drip trays, dead plants, unsecured pots and flower boxes on handrails/decks. Plants placed in common areas and/or plants blocking or encroaching on a walkway.  Planting is NOT permitted in common areas.
Deck is free of rugs, flags, linens and garments (i.e. towels, sheets, and clothing).	Linens and similar garments hung from the decks, balconies windows or facades.
Deck and walkways are uncluttered and clear of bikes, boxes, interior furniture, tools, coolers, etc. Privacy screens must be brown or black, not extend above the railing, and have a similar appearance to Coolaroo material.	Decks and walkways being used as storage areas. Privacy screens that extend above the railing and don't follow the privacy screen guidelines.
Deck, walkways, and private balconies are free of windchimes, outdoor speakers, and/or other items that make noise.	Windchimes, outdoor speakers, and/or other items that make noise your neighbors can hear.
Sunshades must be brown or natural rattan, clean, and undamaged. Sunshades must be lifted during heavy winds.	Unapproved colors, dirty, or damaged. Sunshades blowing in the wind or making noise against the building.
Storm doors and exterior doors must be approved by the board via ARC. Storm doors must be black. Exterior doors must be black; paint color will be provided after approval.	Any storm door or exterior door not approved by the board via ARC. Any storm door or exterior door in the incorrect color.
Windows must be approved by the board via ARC. Windows must have bronze/black frames, and trim must be painted, owner responsibility, no later than 30 days after installation. Trim paint color will be provided after approval.	Any window installed not approved by the board via ARC. White, tan or any other unapproved window color. Unpainted or any unapproved trim color.
Decorative lights displayed after Thanksgiving and removed before January 2nd.	Decorative lights being displayed before Thanksgiving or after January 2nd.
All window AC's and heat pumps/mini splits must be approved by the Board via an Architectural Alteration Request (ARC) Form prior to installation. Heat Pumps must be installed on a concrete slab on the ground and the heat pump lines must be painted to match the building no later than 30 days after installation. Building and trim paint colors will be provided upon ARC approval.	Any AC or heat pump/mini split installed without board approval. Any AC or heat pump/mini split installed on a deck, walkway, or balcony. Unpainted heat pump/mini split lines.
<b>PETS / WILDLIFE</b>	
Hummingbird feeders that are clean, well maintained, use clear nectar, (red dye is harmful to the birds), and are installed on the rafter tails. For the safety of the birds, the feeders should be emptied (remaining nectar discarded) and washed weekly to avoid black mold growth, and harm to the birds.  Hummingbird nectar recipe: 1 cup pure white cane sugar 4 cups boiling water Mix, allow to cool.	Feeding squirrels and any wildlife, seed or suet bird feeders, pet food bowls, garbage or trash/recycling on porch, balcony, deck or walkways not allowed. This attracts rodents who get into the building and walls to nest as well as other unwanted wildlife.
One indoor cat or other small domestic animal that has been registered with the HOA. Dogs are not permitted as pets. ESA animals are allowed and must be registered with the HOA and have a Washington County permit	Any pet that isn't registered with the HOA, outdoor cats running free on the property, non registered ESA animals, any ESA animal off leash, running free on the property, owners not picking up after their ESA animals.