



SYLVAN HEIGHTS CONDOMINIUMS

COMMUNITY RULES

FEBRUARY, 2024

Sylvan Heights Condominiums
February 12, 2024

Dear Sylvan Heights Owners,

In July of 2023, a workgroup of owners was formed to draft our new Community Rules. The task set before them was not an easy one: to create a set of rules that struck a reasonable balance between allowing for some personalization of our homes and our surroundings, while simultaneously seeking to safeguard our buildings, preserve the aesthetic charm of the complex, promote sustainability, and minimize potential conflicts between neighbors. The workgroup held sixteen meetings, open to all owners, and created this new set of rules. Following this exhaustive process, the board approved these rules with minor adjustments.

We appreciate the phenomenal effort from our HOA Rules Workgroup volunteers, and we thank you for your cooperation and adherence to these rules as we endeavor to make Sylvan Heights a well-run, fun, and desirable place to live.

For any questions or clarifications, feel free to contact us.

Regards,

The Sylvan Heights HOA Board

- 01 . . . BALCONIES & WALKWAYS
- 02 . . . CARPORTS & PARKING
- 03 . . . NEIGHBORLY COURTESY, GARBAGE/RECYCLING & SIGNAGE
- 04 . . . SAFETY, SECURITY & INSURANCE
- 05 . . . GARDENING & GARDEN DECOR
- 06 . . . BUILDING ATTACHMENTS, & UPGRADES
- 07 . . . PETS, SERVICE ANIMALS, & ESAs
- 08 . . . RENTERS
- 09 . . . POOL, SPA, & SAUNA

ACCEPTABLE

- Outdoor-rated furniture.
- Enclosed storage furniture, dark colored, placed on private balconies only.
- Potted plants on the ground require non-porous drip trays. Potted plants on stands require drip trays.
- Exterior fixture bulbs, white (2700K-3200K), on private balconies. Turned off overnight.
- Outdoor-rated holiday lights, multi-color, are permitted between Thanksgiving - January 2nd. Turned off overnight.
- Propane/electric BBQs on private balconies only.
- Wind chimes.
- Hummingbird feeders.
- Small bird bath or recirculating tabletop fountain on private balconies only.

UNACCEPTABLE

- Using private balcony or walkway for storage purposes. Including but not limited to: appliances, boxes, interior furniture, tools, coolers, gear, dead plants, hanging garments, rugs, textiles, or items with visible signs of mold.
- Obstructing balcony or walkway access.
- Overwatering plants and causing spillage onto balconies, walkways, streets, or carports.
- Installing any items onto siding, trim, railings, decks, roofs, or any HOA property without prior ARC approval.
- Placing items on communal stairs.
- Charcoal BBQs & food smokers.
- Open flames of any kind, including but not limited to: fire pits, candles, tiki torches, incense, or smoking.
- Hanging suet/seed bird feeders, feeding wildlife, keeping pet food outdoors. This attracts rodents and leads to infestation.

ACCEPTABLE

- Vehicles in good working order with current state registration, registered with the HOA, and displaying Sylvan Heights parking permit.
- One vehicle parked in a carport at a time. Only vehicles registered to a unit may park in the carport.
- ATVs, motorcycles, jet skis, boats, and trailers under 15 ft in length may be stored in a carport with current state registration, registered with the HOA and displaying a Sylvan Heights parking permit.
- Less than ¼ of a cord of firewood may be stored in a carport if it is off the ground, on a metal rack, away from the building, and covered by a flame-resistant tarp.
- Park in designated parking spaces only.
- Owners are responsible for parking conduct of their tenants and guests. Guest vehicles must be registered with HOA if on the property for more than 10 consecutive days.

UNACCEPTABLE

- Storing any items in carports not deemed acceptable. Including, but not limited to: tires, automotive supplies, furniture, storage containers, storage racks, shoe racks, gardening supplies, and household appliances.
- Parking a vehicle in an uncovered parking space without moving it for more than in 10 days is considered long-term parking and not permitted.
- Parking derelict, undrivable, or non-resident vehicles anywhere on the property.
- Vehicles with loud modified exhaust or mufflers.
- Semi-trucks, RVs, trailers, campers and similar types of vehicles and equipment.
- Washing of vehicles (storm drains empty into Golf Creek).
- Parking in front of dumpsters, walkway access, fire hydrants, or mailboxes.

ACCEPTABLE

- Observe quiet hours:
 - Mon-Fri 10pm - 7am
 - Sat-Sun 10pm - 8am
- Dispose of garbage in the designated garbage receptacles.
- Dispose of recycling in the designated recycling receptacles.
- One 'For Sale' sign may be displayed in a window of the listed home.
- Realtors may place signs and directional signage around the complex on Open House days. Signs must be removed once the open house concludes.

UNACCEPTABLE

- Noisy activities on private balconies, in communal areas, laundry rooms or inside units during quiet hours.
- Installing sound systems on shared walls.
- Garbage bags, bins, green bags, or recycling items visible on balconies, walkways, carports, and entries.
- Dumping household items or furniture/junk next to dumpsters.
- Displaying signage in windows, except for realtor signs.
- Screaming, stalking, harassing, or threatening neighbors and/or vendors.

ACCEPTABLE

- For emergencies, call 911.
- Report illegal activity to the Washington County Sheriff's Department.
- Maintain insurance with a deductible of \$50,000.
- Earthquake insurance is encouraged but not required.

UNACCEPTABLE

- Storing gasoline, fuel, or other combustibles in carports, water heater closets, or storage units is prohibited.
- Carrying weapons anywhere on the property.
- Placing targets or firing projectiles.
- Waterbeds are not permitted on the property due to high risk of leakage.

ACCEPTABLE

- Up to three garden decorations may be placed in common areas near owner units, as long as they:
 - Are not staked into the ground or attached to any structures.
 - Are not plastic or brightly colored.
 - Do not obstruct the landscaping crew.
 - Additionally, the HOA is not responsible for any damage to or theft of garden decorations.
- ARC approval is required for any in-ground planting.
 - Native species only.
 - Owners assume responsibility for any damage to electrical lines caused by in-ground planting.
 - Owners assume responsibility for for watering, weeding, and maintaining the area.
 - The HOA is not responsible for any damage to or theft of owner plantings.
 - Plants may be trimmed, pruned, or removed by the HOA if deemed necessary.

UNACCEPTABLE

- No outdoor seasonal decorations.
- In-ground planting without an ARC approval.
- In-ground vegetables and/or fruit plants/bushes are not permitted to deter animals and wildlife.
- Suet/seed bird feeders, feeding wildlife of any kind.

ACCEPTABLE

- Owners are responsible for maintaining windows, doors and chimney.
- ARC approval required before installing:
 - Windows. Frames must be black or bronze.
 - Doors including storm doors, screens, and security doors. Doors must be black.
 - Air conditioners and heat pumps/mini splits. All lines must be painted to match the buildings exterior.
 - Video doorbells and external security cameras must be black or bronze.
 - UV fabric privacy screens must made of a synthetic material in black or dark brown.
 - Outdoor-rated sunshades. Must be in dark/natural colors and secured/raised during high winds.
 - Outdoor-rated string lights, must be white.
 - Satellite dish with a diameter of one meter or less.
 - In-ground plantings. See Gardening & Garden Decor.
 - Touch-up painting of any exterior elements.
- ARC approvals are required for interior unit upgrades, including but not limited to: flooring, plumbing, remodels, & renovations.
- **If in doubt, please submit an ARC form.**

UNACCEPTABLE

- Windows with white frames are not permitted.
- Custom exterior window/door trim that doesn't match the original.
- Horns, sirens, antennas or transmitting towers.
- Heat pumps/mini splits installed on private balconies causes building damage and is not permitted.
- Window air conditioners with brackets that penetrate the siding.
- Damaged common elements. Owners are responsible for repair costs and possible fines.

ACCEPTABLE

- One registered indoor cat or other small domestic pet may be kept within a unit.
- Register service animals and emotional support animals (ESA) with the HOA.
- Service dogs and ESA dogs must have a valid Washington County dog license.
- Pets, service animals and ESA must be on a leash at all times when outdoors.

UNACCEPTABLE

- Dogs as pets are not allowed.
- Outdoor pets are not allowed.
- Failure to clean up after their animals in common areas.
- ESAs are not permitted in the clubhouse, pool, spa, sauna, or tennis courts.
- Pets, service animals and ESA must remain under the control of their owners, and may not disturb the peace and quiet of their neighbors.
- ESA accommodations do not apply to guests or visitors.

ACCEPTABLE

- Owners may rent out their unit only when it has been approved for rental by the HOA.
- Owners must register their tenants with management within 7 days of moving in.
- Owners are required to inform management within 7 days of tenants moving out.
- Owners must provide tenants with copies of the bylaws, declaration, and rules.
- Renters must communicate to management via owners.
- Owners are responsible for their tenants following all community rules and will be responsible for any fees or fines accrued by the tenant.

UNACCEPTABLE

- Owners are prohibited from leasing or renting out a unit without HOA permission.
- Owners may not lease less than the entire unit.
- Short-term rentals, such as Airbnb, VRBO and others are not allowed.
- No rental unit may remain unoccupied for more than 30 days.

GENERAL RULES

- The pool, spa and sauna are open from 5am to 11pm. No lifeguard is on duty. Use at your own risk.
- Swimsuits must be worn at all times in the pool & spa. Nudity or non-swimwear clothing in the pool or spa is not allowed.
- No co-ed use of either sauna.
- No food or drink allowed within 4 feet of the pool or spa, or inside the sauna. Water in a non-glass container is permitted.
- No glass containers.
- No smoking or drinking alcohol in the pool, spa, or sauna areas.
- No person under the influence of alcohol or drugs may use the pool, spa, or sauna.
- Everyone must take a cleansing shower before entering the pool or spa. No soap, shampoo, oils, bathing, or washing clothes are permitted in the pool or spa.
- No person with a communicable disease transmissible via water may use the pool or spa.
- Swimmers who are not toilet trained must wear a swim diaper. Guests visiting the pool or spa are not allowed to bring children not yet toilet trained.
- Anyone using the pool must provide proof of Sylvan Heights residency if asked to provide by management or HOA.
- Residents may bring up to two guests per unit. Guests must be registered with management before entry.
- All minors must be supervised by an adult.
- No animals are allowed in the pool, spa or sauna.