

Use, Rules, and Restrictions

CURRENT RULE	RULE CHANGE
<p>Air Conditioners Prior to the installation of any air conditioning unit, you must seek approval from the Architectural Review Committee (ARC). Applications can be found on the website (www.IssaquahHighlands.com).</p> <p>Temporary window air conditioning units, which protrude externally, can be used in extreme hot weather months on a temporary basis only.</p> <p>The following restrictions apply:</p> <ul style="list-style-type: none"> • Renters, rental units, apartment complexes and condominiums are required to seek approval from owners or management companies prior to installing. • AC units must be installed in a professional manner. No home-made wood or metal structures will be allowed to support the unit. • The City of Issaquah decimal ratings state that AC units may not exceed 75 decibels of noise. Loud or rattling units are not allowed. • Permanent AC units and heat pumps require ARC approval prior to installing. • All temporary AC window units must be removed from the windows and stored out of site no later than Oct. 	<p>Air Conditioners The City of Issaquah decimal ratings state that air conditioning AC units may not exceed 75-55 decibels of noise during the day and 45 decibels of noise at night in accordance with City of Issaquah and Washington State law. Loud or rattling Malfunctioning AC units which emanate noise and odor are not allowed.</p> <p>Permanent AC Units and Heat Pumps. ARC approval is required P prior to the installation of any a permanent air conditioning unit or heat pump, you must seek approval from the Architectural Review Committee (ARC). ARC applications can be found on the website (www.IssaquahHighlands.com). In addition, permits from the City of Issaquah must be obtained prior to installation.</p> <p>Temporary Window Air Conditioning Units. Temporary window air conditioning units, which protrude externally, can be used without ARC approval when the weather reaches 80 degrees Fahrenheit. Temporary units must be removed by October 15 in extreme hot weather months on a temporary basis only.</p> <p>The following restrictions apply: Renters, rental units, apartment complexes and condominiums are required to seek approval from owners or management companies prior to installing temporary window air conditioning units.</p> <p>Window-mounted AC units and necessary support brackets must be installed in accordance with manufacture instructions. in a professional manner. No home-made wood or metal structures will be allowed to support the unit.</p> <ul style="list-style-type: none"> • Permanent AC units and heat pumps require ARC approval prior to installing. • All temporary AC window units must be removed from the windows and stored out of site no later than Oct.
<p>Burning Outside burning of trash, leaves, debris or other materials is prohibited. Interior wood burning stoves are prohibited.</p> <p>Outdoor recreational fires are allowed only in professionally manufactured fire pits and cooking devices. Permanent, in-</p>	<p>Burning Outside burning of trash, leaves, debris or other materials is prohibited. Interior wood burning stoves are prohibited.</p> <p>Gas or propane outdoor fire pits are highly recommended. Wood burning firepits are permitted and must be a</p>

ground fire pits or similar installations require IHCA ARC approval.

[minimum of 15 feet from all structures or combustible materials.](#)

~~Outdoor recreational fires are allowed only in professionally manufactured fire pits and cooking devices.~~ Permanent, in-ground fire pits or similar installations require IHCA-ARC approval.

[Owners are required to adhere to all burn bans placed in effect.](#)

Decks, Patios, Porches

Decks, patios, and porches are not to be used as storage areas. They must be kept neat, orderly and free of moss or algae. Permissible items to be displayed or used on balconies, patios, and porches include outdoor furniture, unobtrusive patio lighting (not including holiday string lights), planters (artificial flowers/plants are prohibited), and BBQ grills. Furniture and patio lighting used on decks and patios shall be limited to a type specially designed and manufactured for outdoor use and kept orderly and in good repair and shall not unreasonably interfere with a neighbor's view or vision.

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[Exterior Lighting.](#) Owners must obtain ARC approval for all exterior lighting, including house, landscape, and string lights; the only exception is holiday light installations. String lights or Edison bulb string lights do not qualify as security lights.

[House Lights.](#) House light installations must abide by the following:

- [Any light shed, shall not trespass onto neighbor's property \(front, sides, or back\).](#)
- [Lights must be "downlighted"; no uplighting allowed.](#)
- [Security lights must be hooded/shielded so as not to shine into neighboring homes.](#)
- [Lights should not be above a maximum equivalent of a 9-watt LED bulb or a 60-watt incandescent bulb \(approx. 800 lumens\). Soft white light is preferred.](#)
- [Flashing or blinking lights are not permitted.](#)

[String Lights.](#) String light installations must abide by the following:

- [Be installed on the underside of the porch areas and not hang down below the front porch or balcony beam.](#)
- [Be firmly affixed in an orderly manner. Cords must match color of porch ceiling \(white or dark\).](#)

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	<ul style="list-style-type: none"> • Not exceed 80 lumens per bulb of soft white light. • Not be attached to or stapled to any part of the front or side of home. • Be clear or frosted. No colored lights are permitted. All lights within the strand must be operational. • Not be looped from the house to a tree or pole. • Not be considered lighting for safety or security concerns • Not flash or blink. • Be turned off by 10 pm in backyards.
<p>Holiday Decorations Holiday decorations may be neatly displayed and secured during seasonal time lines only on the Unit. Winter holiday decorations and lighting (including light clips) may be displayed from October 1st through January 15th.</p>	<p>Holiday Lighting and Decorations Holiday lights and decorations may be neatly displayed and secured during the seasonal time lines only on the Unit.</p> <p>Decorations must be secured to owner’s property.</p> <p>Winter holiday decorations and lighting (including light clips) may only be displayed from October 1st through January 15th.</p> <p>Personal lighting or decorations may not be installed in IHCA common areas.</p>
<p>Flags and Banners Permanent flag poles are permitted with approval from the Architectural Review Committee (ARC) (see ARC Guidelines). Temporary flags and banners may be displayed from a bracket affixed to the exterior of a dwelling.</p>	<p>Flags and Banners Permanent flag poles are permitted with ARC approval from the Architectural Review Committee (ARC) (see ARC Guidelines). Temporary flags and banners may be displayed from a bracket affixed to the exterior of a dwelling.</p> <p>US Flags must be displayed under the requirements of Section 1 of Title 4 of the United States Code (4 U.S.C. § 1 et seq). For information visit: https://us-flag.net/code.</p>
<p>New Rule</p>	<p>Bees Bee pollination is encouraged through use of bee friendly landscaping and small habitats. Bee habitats and hives require City of Issaquah permit and ARC approval and must comply with all applicable city and county ordinances.</p>
<p>New Rule</p>	<p>Construction Hours Nonemergency construction activity is permitted only between the hours of 7:00 a.m. and 6:00 p.m. on weekdays, excluding weekdays that are legal holidays. Construction activity may be permitted outside the hourly limits with City of Issaquah approval.</p>
<p>EXHIBIT C Use Rules for Private Park Use at Issaquah Highlands 3. Prohibitions. The following are prohibited: a) Use of illegal drugs or controlled substances; b) Lewd or immoral conduct;</p>	<p>EXHIBIT C Use Rules for Private Park Use at Issaquah Highlands 3. Prohibitions. The following are prohibited: a) Use of illegal drugs or controlled substances; b) Lewd or immoral conduct;</p>

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<ul style="list-style-type: none"> c) Rowdiness, brawling or fighting; d) Gambling; e) Sale of liquor or consumption of liquor by minors; f) Excessively loud noises or music; and g) Use of kegs or party balls except as provided in item (4) 	<ul style="list-style-type: none"> c) Rowdiness, brawling or fighting; d) Gambling; e) Sale of liquor or consumption of liquor by minors; f) Excessively loud noises or music; and g) Use of kegs or party balls except as provided in item (4); <u>and</u> h) <u>Open flame fires.</u>
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Community Wide Standards

CURRENT RULE	RULE CHANGE
<p>Yard Standards</p> <ul style="list-style-type: none"> • Yard waste (leaves, twigs and branches) and other debris or rubbish should be removed and appropriately disposed of and not stored within the yard. Yard waste must not be deposited on IHCA property or IHCA maintained streetscapes. • No excessive use of yard items such as pots or yard art. • Maintenance of yards does not include IHCA landscape (between the street and the sidewalk). • Pet Waste must be removed immediately from yards and properly disposed of. • Clean-up of a severe wind or weather event which causes excessive storm debris shall occur within 7 days of the event. 	<p>Yard Standards</p> <ul style="list-style-type: none"> • Yard waste (leaves, twigs and branches) and other debris or rubbish should be removed and appropriately disposed of and not stored within the yard. Yard waste must not be deposited on IHCA property or IHCA maintained streetscapes. • <u>ARC approval is required before altering existing landscaping in front yards.</u> • <u>White rocks, red lava rocks, and crushed oyster shells are prohibited in front yards.</u> • <u>Plastic white edging and ornamental edging borders are prohibited in front yards.</u> • No excessive use of yard items such as pots or yard art. • Maintenance of yards does not include IHCA landscape (between the street and the sidewalk). • Pet waste must be removed immediately from yards and properly disposed of. • Clean-up of a severe wind or weather event which causes excessive storm debris shall occur within 7 days of the event.

ARC Guidelines

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<p>11. Fences</p> <p>1. General fence requirements:</p> <ul style="list-style-type: none"> a. Wood fences and screens shall be painted or stained when constructed and repainted/stained as necessary. b. Fences, walls, and screens built on slopes greater than 15% and visible from a public space or common area shall step in sections. c. Fence designs shall have a desirable appearance from both sides except when one side is adjacent to a critical area and not visible from a public area. d. Fences shall be constructed using high quality workmanship and high quality construction materials. e. Metal fences must be powder coated or vinyl coated black. 	<p>11. Fences</p> <p>1. General fence requirements:</p> <ul style="list-style-type: none"> a. Wood fences and screens shall be painted or stained when constructed and repainted/stained as necessary. b. Fences, walls, and screens built on slopes greater than 15% and visible from a public space or common area shall step in sections. c. Fence designs shall have a desirable appearance from both sides except when one side is adjacent to a critical area and not visible from a public area. d. Fences shall be constructed using high quality workmanship and high quality <u>high-quality</u> construction materials. <u>e.</u> Metal fences must be powder coated or vinyl coated black. <u>e.f. Electrified fencing is prohibited.</u>
<p>15. Landscaping</p> <p>Synthetic and Artificial Turf</p> <p>Front, Side and Rear Yards</p> <ul style="list-style-type: none"> 1. Use of artificial turf in the front yard shall be limited to discrete areas and must always be used in conjunction with living plants and other foliage to create a balanced and comprehensive landscape scheme. 2. Artificial turf may be used in side yards not visible from a public right-of-way. 3. Artificial turf may be used in rear yard; however, such use shall not exceed the lesser of 25% of the usable yard or 250SF 	<p>15. Landscaping</p> <p>Synthetic and Artificial Turf</p> <p>Front, Side and Rear Yards</p> <ul style="list-style-type: none"> 1. Use of artificial turf in the front yard <u>is prohibited (existing artificial turf will be grandfathered in only with previous ARC approval)</u>, shall be limited to discrete areas and must always be used in conjunction with living plants and other foliage to create a balanced and comprehensive landscape scheme. 2. Artificial turf may be used in <u>fenced</u> side yards <u>with ARC approval if</u> not visible from a public right-of-way. 3. Artificial turf may be used in <u>fenced</u> rear yards; however, such use shall not exceed the lesser of 25 <u>50</u>% of the usable yard or 250SF.
<p>16. Painting</p> <p>No application or review is required for re-painting any part of the house with its original or existing color scheme.</p> <p>Prior ARC approval is required for new colors or any changes in exterior colors for houses, fences, decks, trim, and roofs in advance. Color chips (samples) must be submitted with the application along with a detailed description of where the colors are to be applied (trim, body, and doors, et al.), along with a photo of the home. Painting with a single exterior color is discouraged. Every attempt should be made to paint the exterior to blend with the surrounding neighborhood’s architectural elements and colors.</p>	<p>16. Painting</p> <p><u>Prior ARC approval</u> No application or review is required for <u>for</u> re-painting any part of the a house <u>or fence</u> with its original or existing color scheme. <u>ARC applications must list the names of existing colors that will be used. The ARC may require samples of colors be painted on the home prior to approval.</u></p> <p>Prior ARC approval is required for new colors or any changes in exterior colors for houses, fences, decks, trim, and roofs in advance. Color chips (samples) must be submitted with the application along with a detailed description of where the colors are to be applied (trim, body, and doors, et al.),</p>

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Owners are encouraged to complement existing external building materials such as brick or stone by choosing subtle paint colors for contrast on the home's body, trim, garage, and doors. Subtle contrast provides depth which will complement the overall home.

Color blocking (colors ending on an outside corner) is prohibited; all paint colors and materials shall end at inside corners of the structure. Colors must follow the existing architecture.

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