

Updates to the Use Restriction and Rules (URRs) and ARC Guidelines

Submitted by Debbie Orosco, Community Manager

The below changes to the Use Restriction and Rules and ARC Guidelines were adopted by the IHCA Board of Directors on January 22, 2020 after a 30-day comment period in December 2019. These changes will be enforceable as of March 1, 2020.

If you have any comments or questions regarding the changes please contact Debbie Orosco at Deborrah.O@ihcommunity.org.

ARC GUIDELINES CHANGES 2019	
CURRENT GUIDELINE	GUIDELINE CHANGE
<p>Review Procedures- Project notification: Some projects do not require a formal review or review fee but still require a completed application. The IHCA Community Manager will review all applications to ensure that all required information has been supplied and notify the Applicant of such in a letter or by email</p>	<p>Review Procedures- Project notification: Some projects do not require a formal review or review fee but still require a completed application. The IHCA Community Manager will review all applications to ensure that all required information has been supplied and notify the Applicant of such in a letter or by email within three business days.</p>
<p>5. Air Conditioners: Air conditioners/heat pumps may be located on the side or rear of your home. The unit's noise rating must be below seventy-seven (77) decibels.</p>	<p>5. Air Conditioners: Air conditioners/heat pumps may be located on the side or rear of your home. The unit's noise rating must be below seventy-five (75) decibels.</p>
<p>15. Landscaping: A reasonable number of seasonal planters or pots does not require ARC approval, however if pots are intended to be permanent, an application is required for approval.</p>	<p>15. Landscaping: A reasonable number of seasonal planters or pots does not require ARC approval, however if pots are intended to be permanent, an ARC application may be required for approval.</p>

USE RESTRICTIONS AND RULES CHANGES 2019	
CURRENT RULE	RULE CHANGES
<p>(b) Animals. Raising, breeding or keeping animals, livestock, or poultry of any kind is prohibited, except that a reasonable number of dogs, cats, or other usual and common household pets may be permitted in a Unit, subject to the Board's authority to establish rules and regulations with respect to keeping such pets. Dogs must be kept on leash and under control of a responsible party at all times when not contained within the boundaries of the Unit. Pets shall not be allowed to roam free. Owners must clean up after and properly dispose of pet waste. Owners shall take sufficient steps to prevent their pets from unreasonably disturbing others and shall be responsible for any damages caused by their pet or the pet(s) of any guest or tenant. Pets which, in the sole discretion of the Board, make objectionable noise, endanger the health or safety of, or constitute a nuisance or inconvenience to the occupants of other Units shall be removed on the Board's request. If the pet owner fails to honor such request, the Board may remove the pet.</p> <p>Dumping or disposing of unwanted or expired animals is prohibited in all community owned properties including but not limited to ponds, streams, parks, etc.</p> <p>If a pet has been deemed vicious or potentially vicious by the King County Regional Animal Services or other governing agency, the pet shall be removed immediately from the community. (See Exhibit A for Rules Regarding Restricted Breeds.)</p>	<p>(b) Animals. Subject to King County Animal Care and Control Regulations, a reasonable number of dogs, cats, or other usual and common household pets may be permitted in a Unit. Livestock or poultry of any kind is prohibited. Dogs must be kept on a leash and under control by a responsible party at all times when not contained within the boundaries of the Unit. Pets shall not be allowed to roam free. Owners must clean up after and properly dispose of pet waste. Owners shall take sufficient steps to prevent their pets from unreasonably disturbing others and shall be responsible for any damages caused by their pet or the pet(s) of any guest or tenant. Pets which constitute a nuisance, and or threat will be subject to Policy C: Issaquah Highlands Violation Scheduled Policy. If a pet has been deemed vicious or potentially vicious by the King County Regional Animal Services or other governing agency, the pet may be removed immediately from the community by King County animal control.</p> <p>Dumping or disposing of unwanted or expired animals is prohibited in all community owned properties including but not limited to ponds, streams, parks, etc.</p> <p>If a pet has been deemed vicious or potentially vicious by the King County Regional Animal Services or other governing agency, the pet shall be removed immediately from the community. (See Exhibit A for Rules Regarding Restricted Breeds.)</p>
<p>(h) Critical Area Buffer Encroachment. Encroachment is prohibited into a Critical Area Buffer or a Building Setback Line as described on title or through other Issaquah Highlands documents, pesticides, insecticides or herbicides are prohibited within the Building Setback Lines, and only fertilizers specified in the Water Wise Living Document shall be allowed within the Building Setback Line.</p>	<p>(h) Critical Area Buffer Encroachment. Encroachment is prohibited into a Critical Area Buffer or a Building Setback Line as described on title or through other Issaquah Highlands documents, pesticides, insecticides or herbicides are prohibited within the Building Setback Lines, and only fertilizers specified in the Water Wise Living Document shall be allowed within the Building Setback Line. No structures maybe erected or installed outside of one's personal property to include all open spaces, wetlands or forested areas or association property.</p>
<p>(r) Garage and Carports Conversion of any carport or garage to finished space for use as an apartment or other integral part of the</p>	<p>(r) Garage and Carports Conversion of any carport or garage to finished space for use as an apartment or other integral part of</p>

living area on any Unit is prohibited without prior approval pursuant to Article IV of the Declaration.	the living area on any Unit is prohibited. without prior approval pursuant to Article IV of the Declaration.
(v) Irrigation Equipment. Unauthorized accessing of and/or tampering with IHCA irrigation equipment including controllers, valves, and all other hardware is prohibited. Violator(s) will be responsible for any damages caused and may be subject to additional fines and fees.	(v) Irrigation Equipment. Unauthorized accessing of and/or tampering with IHCA irrigation equipment including controllers, valves, and all other hardware is prohibited. Violator(s) will be responsible for any damages caused and may be subject to additional fines repair and fees.
(x) Moss Control. Moss control materials, agents or treated roofing materials shall only be used in accordance with the Best Management Practices, as defined in the Water Wise Living Document.	(x) Moss Control. Moved to Community Wide Standards: Roofing Standards
(dd) Storm Retention Ponds. For properties adjacent to a Storm Retention Pond, no big leaf maple, cottonwood, alder or willow trees shall be allowed on the lot. Trespassing and dumping are not permitted at Storm Retention Ponds.	(dd) Storm Retention Ponds. For properties adjacent to a Storm Retention Pond, no big leaf maple, cottonwood, alder or willow trees or other invasive species shall be allowed on the lot. Trespassing and dumping are not permitted at Storm Retention Ponds.
(nn) Window Coverings. Window coverings that are not specifically designed for windows or not properly installed, paper or cardboard, bedlinen, or reflective material are prohibited.	(nn) Window Coverings. Window coverings that are not specifically designed for windows or are not properly installed are prohibited . Paper, cardboard, bedlinen, or reflective material window coverings are prohibited. Appropriate window coverings shall be installed within 30 days from close of escrow. Garage window covers for multi-family units are prohibited.
(oo) Drones. Use or operation of a drone or other unmanned air vehicle within the Issaquah Highlands Community Association is prohibited without the written consent of the Board of Directors.	Use or operation of a drone or other unmanned air vehicle within the Issaquah Highlands Community Association is prohibited without the written consent of the Board of Directors. The Board will defer to the FAA guidelines on drone usage and operation however, they will enforce operator behavior which is deemed a nuisance.
(pp) Alleyway Parking. Addition of new section	(pp) Alleyway Parking. Impeding traffic by parking vehicles in driveways located within an alley is prohibited.
Exhibit D: IHCA Tree Management Rules	Moved Exhibit D to Exhibit E: Community Wide Standards
Exhibit D for Tree Management Rules. Tree Topping. Common area or street trees shall not be topped or limbed or otherwise disturbed.	Moved to Community Wide Standards: Plant Standards
Exhibit D: Trees on Common or Public Land- No resident may add, alter or remove any trees in the common areas, wetlands, parks, sensitive areas or on private land without advance written approval of the ARC and/or the appropriate governmental agency. Violators of the rules are subject to fines and penalties as outlined in the Association's rules. In addition, the homeowner in violation is responsible for all costs and fines levied by any governmental agencies.	Remove bullet point. Duplicate, already in Community Wide Standards.

<p>Exhibit E: Community Wide Standards-Other Standards: Broken windows: Windows and screens must be replaced immediately for public safety when broken or damaged. Any broken glass should be properly disposed of immediately.</p>	<p>Exhibit E: Community Wide Standards-Other Standards: Broken windows: Windows, window seals and screens must be replaced immediately for public safety when broken or damaged. Any broken glass should be properly disposed of immediately.</p>
<p>Exhibit E: Community Wide Standards- Roof Standards: Moved from URRs</p>	<p>Exhibit E: Community Wide Standards- Roof Standards: Moss control materials, agents or treated roofing materials shall only be used in accordance with the best management practices, as defined in the Water Wise Living Document</p>
<p>Exhibit E: Community Wide Standards- Roof Standards: Addition</p>	<p>Exhibit E: Community Wide Standards- Roof Standards: Gutters should be free of weeds and other vegetation. Gutter exteriors should be cleaned of dirt, moss and debris.</p>
<p>Exhibit E: Community Wide Standards- Rough Open Spaces: include hillsides, buffer areas and less-accessible, less-visible portions of parks. These spaces are typically un-irrigated and planted with low- or no-maintenance native plants. Maintenance work may or may not include the use of goat herds and is geared primarily towards managing invasive species. No leaf control is provided.</p>	<p>Exhibit E: Community Wide Standards- Rough Open Space: include hillsides, buffer areas and less-accessible, less-visible portions of parks. These spaces are typically un-irrigated and planted with low- or no-maintenance native plants. Maintenance work may or may not include the use of goat herds or machinery and is geared primarily towards managing invasive species and soil stabilization. No leaf control is provided.</p>
<p>Exhibit E: Community Wide Standards- Plant Standards: Low hedges used as screens shall have a maximum height of 42 inches. Plant material used for “living fences” made up of trees or shrubs on the sides or back of yard must not exceed 8" (eight) feet in height.</p>	<p>Exhibit E: Community Wide Standards- Plant Standards: Low hedges used as screens shall have a maximum height of 42 inches. Plant material used for “living fences” made up of trees or shrubs on the sides or back of yard must not exceed eight (8) feet in height. Designated view covenants must be strictly adhered to.</p>
<p>Tree Topping. Moved from URRs</p>	<p>Exhibit E: Community Wide Standards- Plant Standards: Tree Topping. Common area or street trees shall not be topped or limbed or otherwise disturbed.</p>