

The Glades at Sylvan Lake Reserve ARB Stipulations

These stipulations do not imply that the **required** approval by the Architectural Review Board (ARB) is no longer necessary. Any exterior modification or change to your home or lot requires prior written approval **before** any work begins.

Please download the [ARB form](#) and submit for approval.

Click [here](#) to access the ARB Process

Painting of House:

1. Once started, the project shall be worked diligently to completion. Large lapses of work being performed are not allowed.
2. Any trailers or vehicles used by the contractors are only allowed on property while workers are present. NO commercial trailers will be allowed to remain on the property after work has stopped for the day. A commercial trailer is one defined as having the name of, phone number of, or any identifying copy on the trailer. If the trailer does not have any such markings, it shall remain on the property as per Article X, section 7, parked in the garage or on the side of the home on a paved surface.
3. One small 2' x 2' sign is allowed in the yard while the painting is on going for advertisement by the contractor. The sign shall be removed once the painting project is completed.

Pool/Spa Installation:

1. Any and all government agency permits must be obtained before starting the project.
2. Once started, the project shall be worked diligently to completion. Large lapses of work being performed are not allowed.
3. Any damage caused by construction equipment to the sidewalk shall be repaired by the homeowner within 60 days of pool completion.
4. All equipment for the pool, i.e. heater, pump or filter equipment, shall be screened from view of the street, per Article X, section 24(f). Should any material other than plant material be used to provide this screen, this must be approved by the ARB during the pool approval.
5. All required governmental agency inspections must be successfully completed.

Landscaping:

1. Any and all government agency permits must be obtained before starting the project.
2. Once the project is started, every effort must be made to continue the construction to its completion. Lapses in construction activity exceeding 3 weeks will not be allowed.
3. No sidewalk may be blocked for a period exceeding two hours.
4. Work must not begin before 7:00 AM nor end after 7:00 PM.
5. No painting equipment or vehicles may be parked on the street overnight.
6. Any damage to the sidewalk such as that caused by heavy equipment crossing the sidewalk must be repaired by the homeowner. Any damage to the driveway or landscaping also must be repaired in a timely manner.
7. Signs for the company or companies involved in the project must be removed as soon as the project is completed or within 30 days, whichever occurs first.
8. All required governmental agency inspections must be successfully completed.

Construction:

1. Any and all government agency permits must be obtained before starting the project.
2. For a building addition each affected neighbor must sign a document accepting the plans for the addition. The Requestor must submit the acceptance documents to the Architectural Review Board (ARB) with the Request for the addition. Affected neighbors are all homeowners whose property abuts the property planning the addition.
3. The new structure may only extend from the side and rear of the existing structure as is specified in the house plans submitted. This distance includes any retaining walls, foundations, pool and/or pool enclosure or any other permanent addition.
4. No structure may encroach upon the conservation area of the drainage easement.
5. No air conditioning or pool equipment may be located closer than the side wall of the addition.
6. No sidewalk may be blocked for a period exceeding two hours.
7. No construction debris may be placed on the sidewalk, in the street, conservation area or drainage easement.
8. No sanitation facilities may be visible from the street.
9. Work must not begin before 7:00 AM nor end after 7:00 PM.
10. Once the project is started every effort must be made to continue the construction to its completion. Lapses in construction activity exceeding 3 weeks will not be allowed.
11. No construction equipment or vehicles may be parked on the street overnight.

12. Signs for the company or companies involved in the project must be removed as soon as the project is completed or within 30 days, whichever occurs first.
13. Any damage to the sidewalk such as that caused by heavy equipment crossing the sidewalk must be repaired by the homeowner. Any damage to the driveway or landscaping also must be repaired in a timely manner.
14. Material including siding finish, roofing material and exterior paint used in the construction of the addition must match the existing house in type, color, style and appearance. Roof lines must be compatible with existing roof line. All efforts to make the addition appear to have been part of the original construction.
15. All required governmental agency inspections must be successfully completed.