

Silver Woods Community Association, Inc.
Consolidated Rules for Members, Tenant and Guests
July 2025

The following list includes rules extracted from the initial Governing Documents of the Silver Woods Community Association, as well as rules developed and adopted by the SWCA in accordance with the Governing Documents and the Delaware Uniform Common Interest Ownership Act (DUCIOA). The purpose of these rules is to preserve the character and quality of our community for the common good. Violations of adopted rules may result in warnings, fines, suspension of membership privileges, and/or liens as provided by the Governing Documents. A copy of SWCA rules must be provided to any tenant. Owners are liable for non-conformance by tenants or guests.

Rules from Initial Governing Documents

Topic	Citation	Rule
Lot Improvements	RC Art. VI, Sec 3	All improvements on a lot shall be in conformity with the Silver Woods Architectural Guidelines
Trailers, RV's, Tents	RC Art. VI, Sec 4	Trailers, mobile homes, and tents to be used for dwelling prohibited at all times
Home Businesses	RC Art. VI, Sec 5	"No-Impact" home businesses only.
Rentals	RC Art. VI, Sec 6 See also Rental Rules on website	Minimum rental term of 1 year for villas/townhomes. 6 months minimum rental term for single family homes.
Lot Improvements	RC Art. VI, Sec 9	Seek SWARC permit for any proposed building, structure, improvement, landscaping, fence, wall, erection, addition or alteration
Signs and Advertising	RC Art. VI, Sec 12	No signs, notice or advertising of any nature or description without prior SWCA approval
Garbage Receptacles	RC Art. VI, Sec 13 See also below and SWARC Permit by Rule	Garbage receptacles must be stored in the garage. (Note - SW Architectural Guidelines allow for outdoor "approved" garbage can enclosures, a SWARC permit is required before construction)
Storage Receptacles	RC Art. VI, Sec 14	No fuel tanks or similar storage receptacles may be exposed to view, may be installed within dwelling or buried in accordance with Silver Woods Architectural Guidelines
Fences	RC Art. VI, Sec 16	No fence may be erected or allowed to remain except as provided by the Silver Woods Architectural Guidelines (permit required)
Nuisance	RC Art. VI, Sec 17	"Unclean, unkempt, or unsightly conditions of buildings or grounds" prohibited. Livestock and non-domestic animals prohibited. Remove disabled and unlicensed vehicles within 15 days.
Weeds, Trash	RC Art. VI, Sec 19	No noxious weeds or trash shall be allowed to grow or accumulate.

Silver Woods Community Association, Inc.
Consolidated Rules for Members, Tenant and Guests
July 2025

Topic	Citation	Rule
Parking	RC Art. VI, Sec 21	"Long term and regular parking on community roadways is strictly prohibited". Temporary parking on community roadways not to exceed 48 hours. Parking on cul-de-sacs prohibited at all times.
Exterior	SW Arch. Gui Art.V.A.7. See also below and SWARC Permit by Rule	No exterior appendages or apparatus such as (but not limited to) "antennas, towers, clotheslines, free-standing flagpoles, or yard decorations".
Dog Kennels	SW Arch. Gui Art.V.C.10.	"Dog kennels are not allowed."
Colors and Materials	SW Arch. Gui Art.V.C.11. See also below and SWARC Permit by Rule	Exterior paint colors, color schemes, and materials used for exterior surfaces - Changes from initial colors and materials must be approved by the SWARC

RC = Restrictive Covenant from Declaration

SW Arc Gui = Silver Woods Architectural Guidelines

SWARC = Silver Woods Architectural Review Committee

Rules Developed and Adopted by SWCA

Topic	Date Adopted	Rule
Community General*	September 5, 2023	Solar Panels – The “Permit by Rule” allows for installation of roof mounted solar panels without an individual SWARC application under certain conditions including a requirement for critter guards. Ground mounted solar panels prohibited. See Silver Woods website for full rule.
Community General*	September 5, 2023	Exterior Shutter Color – The “Permit by Rule” allows for changing the color of shutters without an individual SWARC application under certain conditions. See Silver Woods website for full rule.
Community General*	May 2, 2023	Exterior Door Color - The “Permit by Rule” allows for changing the color of doors without an individual SWARC application under certain conditions. See Silver Woods website for full rule.
Community General*	April 12, 2021	Members are fully responsible for the actions of their guests, their guest’s pets, tenants and tenants’ pets.
Community General*	April 12, 2021	No hunting
Community General*	April 12, 2021	No discharge of firearms, air rifles or pistols.

Silver Woods Community Association, Inc.
Consolidated Rules for Members, Tenant and Guests
July 2025

Topic	Date Adopted	Rule
Community General*	April 12, 2021	No routine storage of tools, materials, supplies, kayaks, grills, firewood, etc. in any location that is closer to an adjoining sidewalk than the home structure itself. This means that the living unit becomes the storage "setback" for all front yards, and for the side yards bordering sidewalks for corner properties.
Community General*	April 12, 2021	No commercial dog or animal breeding
Community General*	April 12, 2021	Pets must be controlled and leashed at all times unless contained within a fenced area. Pet owners are responsible for the cleanup and disposal of excrement from their pets. With the exception of the grass strip between the sidewalk and street, dog walkers must prevent dogs from walking on or relieving themselves on the front, side or back yard of any property other than the dog owner's property.
Community General*	April 12, 2021	Common areas may be used by Silver Woods residents, and their current tenants and guests only.
Community General*	April 12, 2021	Quiet hours are 11:00 PM to 7:00 AM. During this time there should be no loud activities or music that disturbs neighbors.
Community General*	April 12, 2021	No open burning of garbage or yard waste
Community General*	April 12, 2021, updated November 7, 2023	Rentals - Minimum allowable lease term for a living unit is 6 months in Single Family Homes, 1year for Villas/Townhomes
Community General*	April 12, 2021	Pets - The maximum allowable combined number of dogs and cats maintained at any living unit is 3.
Community General*	April 12, 2021	Trash - The "Permit by Rule" allows for construction of trash container enclosures without an individual SWARC application, under certain conditions. See Silver Woods website for full rule.
Community General*	April 12, 2021	Recreational vehicles and trailers may be parked in driveways for no more than 48 hours but, in accordance with existing restrictive covenant, may not be used as housing.
Community General*	November 21, 2022	Storm Doors – The "Permit by Rule" allows for installation without an individual SWARC application, under certain conditions. See Silver Woods website for full rule.
Community General*	January 15, 2025	Handrails – The "Permit by Rule" allows for installation without an individual SWARC application, under certain conditions. See Silver Woods website for full rule.

Silver Woods Community Association, Inc.
Consolidated Rules for Members, Tenant and Guests
July 2025

Topic	Date Adopted	Rule
Community General*	April 12, 2021	<p>Choice Flag - Each living unit may display one non-political flag, banner or pennant of choice, attached to the living unit, at any time. During election seasons only, the choice flag, pennant or banner may reflect political content. Or if desired, a political sign may be placed in the yard in lieu of the Choice flag, banner or pennant. Per Ocean View Ordinance 140-63, "Political signs may be displayed no more than 60 days prior to a political event or election and shall be removed within seven days of the completion of the political event or election." Flags, banners, and pennants may not exceed 3'x5' dimensions. Maximum allowable political sign dimensions are 18"x24". Free standing flag poles are not permitted at any time.</p> <p>Second Flag - In addition to the Choice Flag, each living unit may display one US flag, attached to the living unit, not to exceed 3'x5' dimensions, in accordance with DUCIOA §81-320. The second flag must be a US flag only.</p>
Clubhouse & Pool	April 12, 2021	Children under 16 years old must be supervised by an adult in clubhouse, gym and pool.
Clubhouse & Pool	April 12, 2021	Trash must be removed after each use and leave space reasonably clean.
Clubhouse & Pool	April 12, 2021	No smoking inside the clubhouse pool deck, or within 20 feet of clubhouse and fenced pool area
Clubhouse & Pool	April 12, 2021	No removal of furniture from clubhouse or from pool deck.
Clubhouse & Pool	April 12, 2021	No pets (except service animals) allowed at any time.
Clubhouse	April 12, 2021	Exercise room equipment users must wipe down equipment following each use.
Pool	April 12, 2021	No glass or breakable containers, dishes, or items that could shatter and leave fragments or shards.
Pool	April 12, 2021	No running or diving.
Pool	April 12, 2021	No personal radios or music devices, unless personal ear phones are used.
Ponds	April 12, 2021	No entering of pond waters by residents for any reason other than maintenance. This includes, but is not limited to swimming, wading, boating, or walking or skating on ice.
Ponds + Drainage Swales	April 12, 2021	Feeding of geese or ducks is prohibited.
Ponds + Drainage Swales	April 12, 2021	No adding fish or other lifeforms into ponds, pond banks or swales without prior approval from SWCA BOD to ensure addition is beneficial to pond health.

Silver Woods Community Association, Inc.
Consolidated Rules for Members, Tenant and Guests
July 2025

Topic	Date Adopted	Rule
Ponds + Drainage Swales	April 12, 2021	No disposing of yard waste, trash or other debris into ponds, pond banks or swales.
Walking Trail	April 12, 2021	No bicycles or motorized vehicles.
Walking Trail	April 12, 2021	Open sunrise to sunset. Closed sunset to sunrise.
Walking Trail	April 12, 2021	Open to Silver Woods residents and their current guests and tenants only.
Walking Trail	April 12, 2021	No smoking, no open flames.
Walking Trail	April 12, 2021	Pets must remain leashed.

*Community General Rules do not apply to Phase I (Brenda Lane) Residents