

Dear New Sleepy Hollow Homeowner,

On behalf of the homeowners of Sleepy Hollow, we would like to welcome you to one of the best family neighborhoods in Sylvania! The covered bridge, rolling terrain, streams, trees, and unique architecture make all of us proud to call this home. Being positioned between downtown Sylvania and the many subdivisions to the west, we truly are the heart of Sylvania.

As you become acclimated to your new house, we would like to share our Mission Statement as well as a few pieces of information to help maintain the appeal and charm of our subdivision:

### **SLEEPY HOLLOW PROPERTY OWNERS ASSOCIATION MISSION STATEMENT**

Sleepy Hollow Property Owners Association is committed to providing a sense of community among residents of our neighborhood with a safe, beautiful, and well-maintained environment for the common benefit and enjoyment of all homeowners.

We will enforce the Association Bylaws and Declaration of Restrictions while providing ethical and fiscally responsible decisions to ensure the collective rights and interests of homeowners are respected and preserved, to optimize our property values, and to plan for the future.

- We have an annual homeowners meeting every fall. We typically cover our budget, business items, and any concerns. We encourage all homeowners to attend. A meeting notice will be sent to your home each year.
- Our annual dues are \$125.00 and are due by July 1 every year. A dues notice will be sent to your home each year. Your dues cover landscaping and maintenance of our common areas, electricity and maintenance of our lighted sign and bridge, and other necessities that keep our neighborhood community safe, beautiful and operating smoothly.
- We would like to highlight the following guidelines, based in part on the set of deed restrictions you should have received at closing:
  - Yards must be maintained. Unsightly weeds, overgrown trees and shrubs, and unkempt lawns are not a good impression on neighbors or visitors.
  - Mailboxes are uniform throughout Sleepy Hollow. Your wood mailbox should be in good condition and painted with Benjamin Moore Briarwood #73.
  - Any structural modifications, additions, or visible improvements must be approved by the Architectural Committee.
  - Outbuildings are not allowed and add neither aesthetic nor cash value to the property.

- Garbage cans and yard waste must be contained in your garage unless it is the evening prior to or the day of pickup.
- Automobiles should be kept in the garage whenever possible. If you own more than two cars, use your driveway to park. In the interest of safety, cars should not be routinely parked in the street.
- Boats, commercial vehicles, recreational vehicles, etc. should not be parked in the driveway or on the property for periods exceeding 2 days.

Enclosed you will find a summary of our restrictions, a set of our architectural guidelines, and a copy of our most recent neighborhood directory. A full set of our by-laws and restrictions may be obtained by request, through the Lucas County Recorder's Office, or at [www.sleepyhollowsylvania.com](http://www.sleepyhollowsylvania.com).

Again, we welcome you to our neighborhood and thank you for your commitment in keeping Sleepy Hollow so special.

Sincerely,

Sleepy Hollow Property Owners Association Board