

Play Structures, Trampolines and Basket Ball Goals

Approvals

All play structures and trampolines must obtain prior approval from the Architectural Control Committee.

The distance from the ground elevation to the top of the perimeter fence must be measured and submitted with the plans for the structure.

The appearance, height and proximity to neighboring property will be taken into consideration by the Architectural Approval Committee.

All play structures addressed in this section must be maintained in accordance with the HOA guidelines.

I. Play Structures

A. Definition

Play Structures include:

1. Play forts
2. Play houses
3. Trampolines
4. Swing sets
5. Climbing apparatus
6. Fixed skateboard ramps and,
7. Other non-portable play structures or equipment, whether permanent or temporary.

The definition of play structures does not include basketball goals.

B. Number

1. The number of play structures allowed on any lot is dependent upon the lot size and impact on adjacent properties.
2. No more than one of each type of play structure are permitted on any lot.

C. Location

1. All play structures must respect platted building lines.
2. Play structures must be located and concealed from view as to not cause an unreasonable or disproportionate impact on neighboring properties.
3. Play structures may not be located in side yards.
4. On lots located on greenbelts where wood fences are not permitted, the location of play structures cannot obstruct the view of the greenbelt from adjoining lots.

D. Materials

1. All play equipment shall utilize natural materials and muted earth tone colors.
2. Metal play equipment is prohibited.
3. Wooden play structures shall be left natural, stained, or painted to match the existing dwelling.
4. Canvas awnings or roofs must be muted shades and without patterns, stripes or camouflage.
5. Composition shingle roofing must be compatible with the dwelling roof.

E. Size

Play structures shall not:

1. Be greater than 12 feet in height, as measured from the natural grade of the space on which it is erected.
2. Exceed 7 feet in height for any elevated floored area, as measured from the natural grade of the space on which it is erected.
3. Contain more than 100 square feet of non-elevated floored area (such as a play house).
4. Contain more than a sum total of 72 square feet of elevated floored area.
5. Contain more than 36 square feet for any single elevated floored area

G. Impact

Play structures that cause excessive negative impact on neighboring properties shall not be permitted.

Examples:

1. Play structures which create high levels of noise,
2. Are designed for use during nighttime hours,
3. Are appropriate for use by groups within a park or recreational facility setting.

II. Trampolines

1. Trampolines may not exceed 15 feet in diameter.
2. Trampolines may not exceed ten feet in height, as measured from the natural grade of the space on which it is erected.
3. Trampoline accessories including, but not limited to, poles padded covers and netting, must be muted shades.
4. No banners are allowed on trampolines.
5. No more than one trampoline is permitted on any lot.

III. Basketball Goals

A. Number

No more than one basketball goal is permitted on any lot.

B. Location

1. Basketball goals located in front or side yards must be portable.
2. Basketball goals permanently placed in front or side yards are prohibited.
3. Basketball goals permanently mounted on exteriors at the front of the dwelling are prohibited.
4. Basketball goals mounted on free standing poles or attached above the garage are permitted so long as the garage faces an alley.

C. Color

Basketball goals shall be colored white, gray, black, clear or any other inconspicuous color in character with the neighborhood.