

PLAYHOUSES

Playhouses existing and recorded on June 28, 2016 will be allowed as long as maintained. If property is sold or the title transferred the playhouse shall be removed and rights shall be revoked if the playhouse doesn't meet the following listed criteria. This will be noted in the property file and new owners will have to comply with the rules set in place on insert date.

In cases of rental houses, when a tenant vacates the residence, the playhouse or play structure must be removed upon departure. This would include, but not be limited to, homeowners who vacate a home to begin renting the house to a new tenant.

- ACC Committee approval is required and a written and signed approval will be issued if approved. Considerations will include, but may not be limited to the following criteria.
 - A \$25.00 application fee will apply with a copy of the plans.
 - Material, including brick and roofing, shall match existing house unless otherwise approved by committee. If approved by the committee, it will be in writing and signed by the committee chair.
 - NO RECLAIMED WOOD, METAL STRUCTURES OR METAL ROOFS
 - Color of siding and trim shall match colors of existing house.
 - Shall be complementary to the architectural style of the house.
 - Shall be "screened" by a fence or vegetation. Vegetation must be evenly distributed on all exposed sides and shall not allow the building to be viewed from neighboring properties.
 - Shall be located in the most unobtrusive location possible to adjacent properties. Placement of playhouses shall meet setback requirement.
 - Any utilities to building shall be underground.
 - Playhouses located on lots adjacent to the lake must not obstruct view of the lake from adjoining lots.
 - If you receive a letter of compliance and fail to comply within the 30 days given, a \$ 150.00 administrative fee will be applied to your account with the POA.

PLAY STRUCTURES

A play structure refers to a swing set (with or without an attached play fort), jungle gym, or similar play apparatus. Play structures must be kept in good condition. If the play structure is not maintained the ACC Committee is given the right to have the owner bring the structure back into good condition or remove the structure at the owner's expense.

In cases of rental houses, when a tenant vacates the residence, the playhouse or play structure must be removed upon departure. This would include, but not be limited to, homeowners who vacate a home to begin renting the house to a new tenant.

- Materials and installation methods must be completed in accordance with manufacturer's recommended procedures.
 - NO RECLAIMED WOOD, METAL STRUCTURES OR METAL ROOFS
 - Located in the rear yard.
 - Reasonably conforms and harmonizes with surroundings.
 - Does not obstruct or diminish the view of adjacent property owners.
 - Play structures located on lots adjacent to the lake must not obstruct view of the lake from adjoining lots.

- Shall be “screened” by a fence or vegetation. Vegetation must be evenly distributed on all exposed sides and shall not allow the building to be viewed from neighboring properties.
- If you receive a letter of compliance and fail to comply within the 30 days given, a \$ 150.00 administrative fee will be applied to your account with the POA.