



FIRST COLONY
COMMUNITY ASSOCIATION

BATTING CAGES

Article VIII, Section 5 of the Declaration of Covenants, Conditions, and Restrictions for First Colony (the "deed restrictions") requires that:

... plans and specifications showing the nature, kind, shape, color, size, materials, and location of such modifications, additions, or alternatives shall be submitted to the Modifications Committee for approval ...

The following guidelines have been developed to assist homeowners in complying with the above requirement of the deed restrictions. Some individual neighborhoods may have more restrictive guidelines, which will supersede these guidelines. **A Modification Request form must be submitted prior to installation.**

Adherence to these guidelines will usually result in the prompt approval of your request; however, adherence does not guarantee approval nor does it eliminate the need to submit a written request in advance of installation. Failure to submit a request in advance may result in the property owner incurring unnecessary expenses to modify or remove the modification.

Specifications

Submittal requirements: Include a completed and signed modification request form. Attach a site plan (plot plan) showing property lines, building lines, and utility easements along with the location of the batting cage and the distance to the adjacent property lines. A brochure, photograph, and/or detailed sketch must be included along with the application. A neighbor consent agreement form must be filled out by all side and rear neighboring homes.

Location and dimensions: Placement of the batting cage must be in the rear yard so that they are screened from public view to the maximum extent possible by permanent structures (such as the house, garage or wood fences). For this purpose, public view is defined as being visible from public property. Private view is defined as being visible from adjacent houses. Batting cages must not exceed 200 square feet in size and shall not exceed thirteen (13) feet in height. In addition, batting cages and recreational equipment shall be located a minimum of twelve (12) feet from the rear property line and a minimum of fifteen (15) from the side property lines. Additional screening may be required if it is determined it is needed after the batting cage is erected.

Materials: Batting cages shall not be constructed of metal fencing. All fence posts must be painted dark green or black. The mesh may not be made of metal or metal like materials.

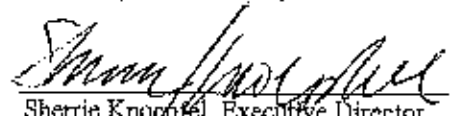
Usage Times and Seasons

In order to be fair to all residents the following provisions must be met:

- ◆ Batting cages are for normal, residential use and not intended for school, church, league, or non-profit organization training.
- ◆ Batting cages are to be placed at the approved temporary location during the months of March thru September and removed during the remainder of the year.
- ◆ Batting cages may not be used after dusk to ensure a more quality of life for neighbors.
- ◆ No lighting may be used on batting cages.

NOTE: Some neighborhoods may have more restrictive guidelines, which would supersede these guidelines.

The FCCA Executive Director approved these guidelines on the 3 of August, 2005, based on authority by the Board of Directors. Changes to these guidelines may be made at any time without prior notice.


Sherrie Knoepfel, Executive Director

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