



FIRST COLONY
COMMUNITY ASSOCIATION

PLAY FORTS, PLAYHOUSES, SWINGSETS AND TRAMPOLINES

Article VIII, Section 5 of the Declaration of Covenants, Conditions, and Restrictions for First Colony (the "deed restrictions") require 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 **Modifications 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.

Throughout this document, all references to "play forts" apply to any permanent structure designed for recreational use. Examples are those structures commonly referred to as "playhouses," "forts" or "play forts." Such structures are *not* totally enclosed. Enclosed structures are addressed by the deed restrictions.

Specifications

Submittal requirements: Include a completed and signed a modifications request form. Attach a site plan (plot plan) showing property lines, building lines and utility easements along with the location of the play fort or swing set, and the distance to the adjacent property lines.

Location and dimensions: Placement of the play fort or swing set 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. Play forts and swing sets must not exceed 120 square feet in size and shall not exceed thirteen (13) feet in height. In addition, play forts shall be located a minimum of six (6) feet from the rear property line and a minimum of twelve (12) feet from the side property lines and swing sets must be a minimum of six (6) feet from the rear and side property lines. See example A-1.0 on second page

Materials: Play forts shall be constructed of materials resistant to decay, such as pressure-treated yellow pine, redwood, cedar or treated hardwoods. Materials should eventually attain a natural, weathered finish that is harmonious with surrounding fences. Rigid roofs shall match the shape, slope and materials of the house or garage roofs. Tarp roofs, awnings or covers cannot be striped or multi-colored and shall be *solid beige, brown, red, yellow, dark green or dark blue*. There are no guidelines for the materials used in swing sets.

Maintenance

All play forts and swing sets shall be maintained in such a fashion as to not detract from the neighborhood, such as, but not limited to:

- * for playhouses, replacement of torn or discolored tarps or covers
- * for swing sets, painting of any rusted or discolored parts

Trampolines

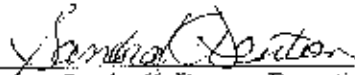
Trampolines with safety nets are permitted only if they are screened from public view with trees or shrubs of sufficient size to provide immediate, adequate screening. Trampolines without safety nets and which are below the level of the fence or hedgerow do not require submittals.

Landscaping

If a play fort cannot be located according to the guidelines listed under "Location," trees shall be planted to provide the required screening. Trees used for this purpose must be a minimum caliper of two inches and a minimum height of two-thirds the height of the play fort. These landscaping guidelines are not applicable to swing sets.

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

The FCCSA Executive Director approved these guidelines on the 25th of April, 2002 based on authority by the Board of Directors. Changes to these guidelines may be made at any time without prior notice.


Sandra K. Deaton, Executive Director

A-1.0 EXAMPLE OF THE MINIMUM PLACEMENT FOR A PLAY FORT

