

# HAMPTON PARK COMMUNITY ASSOCIATION, INC.

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June 16, 2014

Hampton Park Homeowners,

There were some recent misunderstandings noted on a popular social media website regarding the requirements to register recreational equipment located on your property, specifically basketball goals. Some of you may have even received a violation notice. These misunderstandings stemmed from what is written in the Architectural Standards and Guidelines regarding permanent equipment and how people personally define the difference between 'permanent' and 'portable.' At the June Homeowners meeting, the Board reviewed this subject and is offering the following clarification and resolution option to the Membership.

Section 32 of the Hampton Park Architectural Standards and Guidelines provides comments on Recreational/Play Equipment. This section indicates that homeowners must have written approval (i.e., approved ARB request form) for 'permanent equipment.' Further, this section spells out that Permanent is defined as an item that remains in place for at least one season. The intent of this rule is that equipment visibly located 'on the property' should be reviewed and registered. This distinction will be further clarified with the next revision of the Architectural Standards and Guidelines. While it is understood that many play items can be described as portable due to their weight or inclusion of wheels, simply moving the location of the play equipment on the property once a year still maintains the definition of Permanent.

The purpose of this clarification is to maintain consistency throughout the neighborhood with respect to the Architectural Standards and Guidelines. In an effort to get all homeowners in compliance with Section 32, the Board is providing the following resolution opportunity.

**Hampton Park Homeowners are granted a period of amnesty with respect to Section 32 of the Architectural Standards and Guidelines. Any homeowner currently out of compliance with Section 32 has until Monday, September 1 (Labor Day) to submit an ARB form without any fee. In order for a request form to be considered, the following conditions must be met:**

- Forms must be sent directly to the On-Site Manager for processing, either as a PDF via email or in the Fun House drop box. No fee is required.
- Forms can only have requests pertaining to Section 32; forms with other ARB item requests will be rejected.
- Only equipment currently on the property is eligible.
- Forms must be received prior to the amnesty deadline. Forms received after will be returned for processing through the standard process and will require a fee.
- After on-site property inspections are satisfactorily completed, homeowner files will be updated to include the approved play equipment. This will prevent violations from occurring during future inspections.

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Section 32 of the Hampton Park Architectural Standards and Guidelines is included in this communication for your review. If you have any questions regarding the process for getting your existing equipment registered before September 1, please contact the On-Site manager Taylor McComb at the office at 639-1701 or [hamptonparkmgr@verizon.net](mailto:hamptonparkmgr@verizon.net).

Respectfully submitted by your Board of Directors,

Todd Barnes

Shane McCartney

Barry Taylor

Dan Cadigan

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## **32. Recreational/Play Equipment**

Residents are urged to use the Hampton Park recreational facilities. Written approval is required for all recreational/play equipment which is permanent. "Permanent" is defined as an item which remains in place for at least one season.

32.1. The equipment should be located behind the house as inconspicuously as possible. It shall be at least ten feet from the rear and side property lines.

32.2. Swing sets, sandboxes, and other equipment shall be of a natural wood color, or, if painted, a natural earth tone color such as dark green or brown. Plastic accessories

32.3. Metal swing sets on residential home sites are strongly discouraged, but will be considered on a case-by-case basis.

32.4. Sports equipment, such as basketball goals, must be located behind the front plane of the house for those homes with rear or side entry garages. For those homes with front entry garages, portable basketball goals must be used and may not be located any farther forward than ten feet from the front plane of the home. No backboard shall be attached to the front of a home. Portable basketball goals may not be stored overnight in the street.

32.5. A pole mounted, permanent basketball backboard may be located with a concrete pad no larger than 12'x12' in the rear yard. However, a site plan indicating the location of the pad must be submitted for approval. Landscape screening may be required.

32.6. Skateboard and bicycle ramps are discouraged, and are not permitted in the front of any residence.

32.7. Trampoline dimensions shall not exceed 12' in height, 16' in diameter for round or

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octagon shapes, and 10'x17' for rectangular shape. One trampoline may be constructed per lot and must be constructed with metal or wood with muted colors. Trampolines must be located behind the house unless approved by the ARB. Where visibility from a street is unavoidable, the ARB may require landscape screening by the applicant. See "Screening".

32.8. Temporary plastic play structures must be located behind the mass of the house and within the left and right plane of the house. No more than two temporary plastic play structures may be in the yard at any one time. Temporary plastic play structures are limited to playhouses, sandboxes, picnic tables, and similar low profile toys not taller than five feet in height.

Proposals for recreational/play equipment must include the following:

1. A site plan with dimensions showing the location of the recreational/play equipment relative to the applicant's dwelling, property lines, and adjacent properties and structures.
2. A picture or sketch of the proposed equipment showing dimensions.
3. Samples or detailed descriptions of the colors and types of materials.