

# **AMBERLEA BOARD OF DIRECTORS POLICY ON PLAYSETS AND GAME STRUCTURES**

## **Need for a Policy**

There have been times in Amberlea where playsets and game structures have caused contention in the community. Amberlea Deed Restrictions speak to this issue in several sections, but they have not been put together in the form of a policy. We need this policy to guide this and future Boards as well as all members of the community.

## **What the Restrictions Say**

The issues involved in playsets and game structures involve three sections of our Deed Restrictions.

1) *Article VI paragraph 11 states, "All basketball backboards and any other fixed game and play structures shall be located at the rear of the dwelling. No platform, dog house, playhouse or other structure of a similar kind or nature shall be constructed on any part of a lot located in front of the rear line of the residence constructed thereon, and any such structure must have the prior approval of the Board.*

2) *Article V Paragraph 1 states, "No improvement or structure of any kind, including, without limitation, any building, fence, wall, swimming pool, tennis court or other game court or structure, screen enclosure, water or sewer line, drain, mailbox, solar energy device, decorative building, landscaping, landscape device or object, or other improvement shall be commenced, erected, placed or maintained upon any lot, nor shall any addition, change, or alteration thereof or thereto be made, unless and until the plans, specifications and location of the same shall have been submitted to and approved in writing by the Board."*

3) *Article VII, paragraph 1 states, "Nothing shall be done or permitted to be done or maintained, or failed to be done, on any lot which may be or become an annoyance or nuisance to other properties or owners in the subdivision. In the event of a dispute or question as to what may be or become a nuisance, such dispute or question shall be submitted to the Board of Directors of Amberlea Owners Association, Inc., which shall render a decision in writing, and such decision shall be dispositive of such dispute or question.*

### **The Board's Policy**

Playsets and play structures are permitted in the backyards of Amberlea homes. However, this permission is conditional on the submission and approval of plans and that the playsets and play structures shall not become an annoyance or nuisance to other properties in Amberlea.

Reviewed and Approved by:  
Amberlea Board of Directors  
August 12, 2015