

**Willow Bend Lakes Association, Inc.  
Architectural Control Committee**

**ARCHITECTURAL STANDARDS BULLETIN  
REGARDING RECREATION AND PLAY EQUIPMENT (9.16)**

**Adopted: 11/15/94**

**Revised: 10/2/02**

The Willow Bend Lakes Covenants invest in the Architectural Control Committee (ACC) the authority to promulgate architectural standards bulletins that are responsive to technological advances or general changes in architectural designs and related conditions and to use its best efforts to balance the equities between matters of taste and use of private property. Such ACC bulletins supplement the Covenants and are incorporated by reference. ~~8-19~~ (10.03)

This bulletin on recreational and play equipment is consistent with the established Covenants that define:

No building, structure, fence, wall or improvement of any kind may be erected or altered on any lot until all plans and specifications have been approved in writing by the ACC. (10.02)

No temporary structure of any kind is permitted. ~~8-09~~ (9.10)

No structure can be erected closer than 3' to the side property line as shown on the plat or closer than 15' to the boundary line of the landscaped easement nearest to the rear of each lot. ~~8-05~~ (9.06)

Wood structures may not be painted or stained. ~~8-06~~ (9.16, d)

The ACC may, in its sole discretion, permit improvements, which are in variance from the Covenants. Such variances shall be in basic conformity with and blend effectively with the general architectural style and design of the community. Grant of a variance to any owner shall not constitute a waiver of the ACC's right to enforce the Covenants against any other owner. ~~8-19~~. (10.07)

This Architectural Control Committee bulletin reaffirms that no recreational or play equipment of any kind shall be erected, constructed or placed upon any lot without prior written approval by the ACC. (9.16)

In approving requests to install recreational or play equipment, the ACC will take into consideration several factors, including the characteristics of the lot or specific location where the equipment is to be installed. The ACC will review the elevation of the lot relative to adjoining properties, existing screening as well as the dimensions and appearances of the proposed equipment to assess the visual impact of the equipment to the street, common areas and/or adjoining property. The ACC approval will define restrictions on dimensions, materials, colors and

placement of the equipment as well as requirements for additional screening materials to protect the viewscape of neighboring properties.

Specific guidelines relative to swing sets/recreational systems follow:

The height of the unit at its tallest point may not exceed 10 feet.

No flags, tassels, etc. of any kind may be attached to the top of the system. (9.16, b)

The color of any non-wood or metal components must be of a neutral color (e.g. most recreational systems offer “tan” color option on slides and canvas tops). However, metal chains may not be painted or covered with any colored shielding. Colorless, transparent shielding may be used. The ACC, based on its review of the placement of the system and attendant visibility to the street, common areas and neighboring properties, may stipulate the specific color to be used. (9.16, c)

Wooden components may not be stained or painted. However, the wood may be sealed using a clear sealing material. (See ACC Bulletin relating to approved sealants for wooden fences.) (9.16, d)

Systems must be placed on the lot to minimize visibility to the street common areas and neighboring properties. Generally, systems shall be placed 15 feet from the side and rear property lines. The most visible elements of the system should be placed closest to the installing property owner’s residence. (9.16, e)

To protect the viewscape of neighboring properties, certain elements of recreational systems such as “lunar outposts, etc.,” may not be permitted in situations where, in the judgment of the ACC, the units cannot be adequately screened. (9.16, f)