

Current Covenant Language Regarding Children's Equipment

ARTICLE VII LAND USE AND OTHER RESTRICTIONS

Section 7.1 Permitted Uses

f. No clothes line or equipment intended for children's recreational use such as swing sets and slides shall be placed within the Parcel in such a way as to be exposed to view from roads or other parcels unless said clothes line or equipment is surrounded by fencing or other screening approved by the Design Review Committee. This restriction is intended to shield from view in a practical and attractive way such installations shall not be constructed as to exclude installations tastefully hidden among trees or rock formations.

Please note that although the above paragraph references fencing, the declaration of covenants, conditions, restrictions and easements (along with the majority of homeowners) have been very clear as to its direction on the use of fencing for any purpose. The HOA board and Architectural Review Committee does not recommend the use of a fence to shield any such play areas from public view as it would require a separate fence request. With the exception of a few fences in the neighborhood that were approved by the developer prior to the HOA's existence, fences are rarely approved.

Additional Clarity of Permitted Uses

The HOA board and Design Review Committee have developed the following guidelines in an effort to provide additional clarity to Section 7.1. The board and its committees recognize that Sunset Ridge is made up of a diverse community composed of many families with children. **We urge neighbors to simply use "common sense" and neighbor courtesy when deciding to erect children's equipment which will be in view to the rest of the neighborhood.** We kindly request that neighbors communicate with one another whenever possible and take into serious consideration immediate neighbors concerns and wishes prior to making any changes to your property or erecting any such equipment.

The board and DRC believe that the following items do not require approval from the HOA as long as the items are placed on a property in a reasonable way, and are made of materials and colors that are aesthetically pleasing and in keeping with the character of Sunset Ridge:

- Basketball Hoops
- Children's Toys (tricycles, bicycles individual toys etc.)
- Temporary plastic play homes within a reasonable size and colors (see size note below)
- Small slides
- Small sandboxes

Please be advised that the HOA board and the DRC request a formal request (instructions can be downloaded from the website) to erect any of the following:

- Permanent structures of any kind
- Equipment that requires significant construction (play gyms, large swing sets, tree houses etc.)
- Large play equipment such as bounce houses, trampolines, etc.
- Equipment larger than 10 feet by 10 feet that will remain on a property on a daily basis

The preceding list is not meant to be exhaustive but rather to give you a general idea of what is considered reasonable and in character with Sunset Ridge. Please do not hesitate to send the HOA an e-mail (board@sunsetridgehoa.com) with any questions.