

August 7, 2009

Dear Surprise Farms Members,

The Board of Directors voted to amend the following rules of the Architectural Design Guidelines at the June 2009 meeting. A full copy will be available at the next scheduled Board of Directors meeting, as well as on the community's website: [www.surprisefarms1.org](http://www.surprisefarms1.org)

### **Basketball Goals**

**Color, Net Type and Maintenance Requirements for All Portable and Permanent Goals:** All Basketball Goal poles must be black or painted to match the color of the body of the exterior of the home. All backboards must be a predominantly neutral color (grey, black, white or clear) or match the color of the body of the exterior of the home. All equipment must be maintained. Broken backboards, disfigured or bent rims, ripped or torn nets, chipped and/or peeling paint, or other wear are not acceptable, and constitute grounds for immediate removal. Only nylon or similar cord nets are acceptable. Metal or chain nets are expressively prohibited. No basketball goal may be leaned or set against a wall, the house, a tree or any other structure. No basketball goal may be modified or used for purposes other than basketball play.

**Storage of Portable Goals in Front Yard Prohibited:** Portable Basketball Goals are not permitted in the front of a Lot unless it is being used for basketball play. When not in play, the Portable Basketball Goal must be removed and stored so that it is not visible from the streets or neighboring properties. Storage of portable basketball goals in the front of a Lot is strictly prohibited. When stored in the back of a Lot, the Portable Basketball Goal must be stored from view below the perimeter wall.

**Front Yard Use:** Permanent Basketball Goals in the front of a Lot require prior written approval of the Architectural Design Review Committee and must meet the following additional requirements.

1. Only pole mounted goals are acceptable in the front of Lots and must be set in the ground permanently.
2. Basketball goals must be set perpendicular to the front face of the home, in close proximity to the home, and cannot face the street.
3. Backboards shall not be attached to the house, garage, roof or tree or any structure other than a basketball pole.
4. Courts shall not be painted or permanently outlined in the driveway, pavement, or landscaping.
5. The use or installation of rebound nets or structures is prohibited.

**Backyard Use:** All Basketball Goals (whether Permanent or Portable) in the back of a Lot require prior written approval from the Architectural Design Review Committee and must meet the following additional requirements.

1. All Basketball Goals must be set back a minimum of 7 feet from any party wall, perimeter wall, and the house.
2. An application for a Basketball Goal in the back of a Lot must have neighbor acknowledgement from all adjoining Lots. The Committee will consider the appearance, height, grading level and proximity to neighboring property into consideration.
3. Backboards shall not be attached to the house, roof, tree, or any structure other than a basketball pole.
4. Rebound nets or structures shall not be visible above the surrounding party or perimeter walls.

**Lighting:** Lighting or light structures for the All Basketball Goals (whether Permanent or Portable), sports play of any kind, sport equipment of any type, and sport courts of any type are strictly prohibited.

**Play Structures**

The location of swing sets, play structures and the like are subject to approval from the committee if they are Visible From Neighboring Property. The Committee will consider a request for locating swing sets, play structures, and the like if the properly filled out form (exhibit "B") is attached to the request together with a detailed drawing or photograph. A swing set, play structure request must meet the following requirements:

- 1) Maximum height allowed to top support bar or highest point of structure, is 10 feet
- 2) Maximum set back from any perimeter wall is 7 feet
- 3) Maximum height of any deck/platform cannot exceed 4 feet.
- 4) The distance from the ground elevation to the top of the perimeter fence must be measured and submitted with plans.
- 5) The Committee will take the appearance, height, and proximity to neighboring property into consideration.
- 6) Any shade canopy must be a solid tan or earth tone color.

Consideration may be given to height requirements up to 12 feet with a minimum setback of 10 feet from any perimeter wall on larger Lots.

**Turf (Grass Areas)**

Artificial Turf will need to be submitted to the Committee for approval prior to installation. The submittal MUST have the following items in order for it to be considered:

1. An 8x8 sample of turf intended must be submitted.
2. Drawing or plans of location in front yard or back yards with view fencing must be accompanied with submittal.

Board of Directors meetings are held the 3<sup>rd</sup> Tuesday of each month. The next meeting will be Tuesday, August 18, 2009 at 7:00 PM at the Paradise Education Center located at 15533 W. Paradise Lane.

Sincerely,

Adriana van Os-Gries  
Community Manager  
On Behalf of the Board of Directors  
Surprise Farms Community Association

