

# YOUR HOMEOWNER'S ASSOCIATION PROPERTY IMPROVEMENT HANDBOOK

## Property Improvement Memo

### PIM 3

### PLAY STRUCTURES

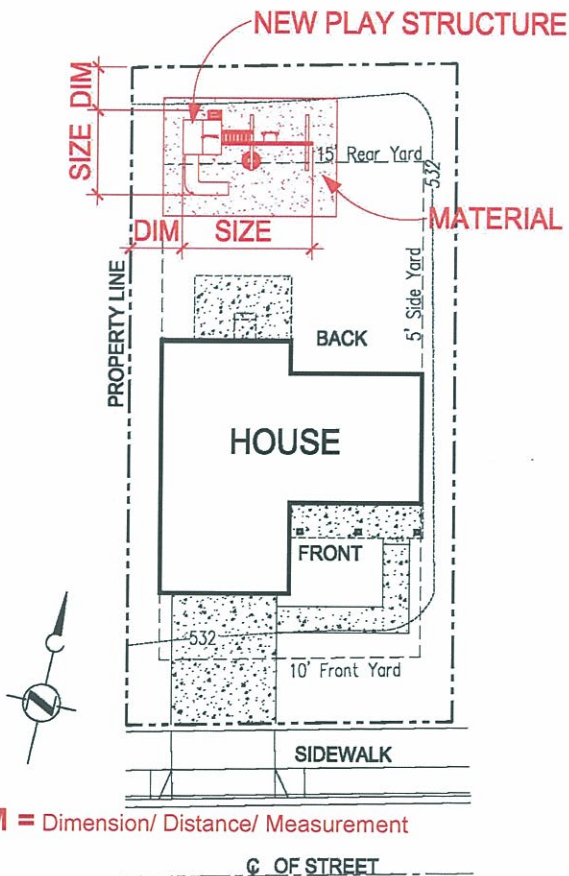
### Application and Construction Requirements

The following Property Improvement Memo has been provided to assist Homeowners in preparing property improvement applications to the Association. It lists information which must appear on submitted applications.

#### Sample Site Plan

See Definitions for *Site Plan*.

The Sample Site Plan below shows additional information needed, in red, for application of play structures.



**DIM** = Dimension/ Distance/ Measurement

#### Application Requirements

- Completed Application Form
- Site Plan - Please, use site plan of your actual property provided by your Developer/Builder as basis for application.

#### Please add to the Site Plan:

- Drawing of proposed location of new play structure
- Setbacks and play structure height and dimensions
- Dimensions from edge of play structure to property line
- Material used for the area directly under the play structure
- Drawing or manufacturer's photograph/sketch of the actual play structure proposed

You may be required to provide additional information, including a professional survey, to meet specific requirements of the Property Improvement Committee.

*We urge you to not begin construction until you receive all of the appropriate approvals.*

#### Construction Requirements:

- Only natural or stained wood play sets are allowed. Composite wood may be allowed subject to PIC approval. Metal or plastic play sets are discouraged. Refer to Figures A and B.
- Wood frame swing sets and play structures shall be commercially manufactured unless detailed plans for homemade swing sets or play structures are reviewed and approved by the PIC. PIC review of such items focuses on mainly aesthetic considerations and shall not be understood, characterized or treated as certification as to the safety of any play structures.
- Maximum height is 12 feet to the highest point of structure.
- Commercial size play sets are not allowed.
- Children's play areas and play structures shall be maintained in a clean, well painted or stained and orderly condition at all times.
- Children's play areas and play structures shall be located in the rear yard unless otherwise approved by the PIC.

#### Construction Recommendations:

- Size of play set should correspond with the scale of the size of the lot.
- Consideration should be given to minimizing the view of the play structure from deck, patios and primary windows of the adjacent lots.
- The roof of the playhouse should be natural wood or dark green. Rainbow and other vivid colors are discouraged.

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#### Examples

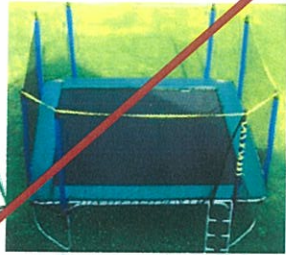
Figure A

#### Configuration RECOMMENDED



Figure B

#### Configuration NOT RECOMMENDED



- Children's play areas and play structures shall be located in the rear yard unless otherwise approved by the PIC.
- Safety surface surrounding a play set may consist of wood chips or sand. Recycled rubber or similar synthetic material is not recommended. Impervious surface of any kind is discouraged.
- No Trampolines are currently allowed in any of the Communities, unless one is placed in the back yard and not visible from any public areas or streets.

You, the applicant, have the sole responsibility for ensuring full compliance with setbacks, easements, permits, fees, ordinances and restrictions associated with the modification of your property.

Washington law requires you to "Call Before You Dig", prior to any digging or excavation to protect you and underground utilities ([www.callbeforeyoudig.com](http://www.callbeforeyoudig.com), 1-800-424-5555)

Approval by Property Improvement Committee does not constitute approval by any other jurisdiction, regulation or restriction.

*You, the applicant, have the responsibility to submit for PIC approval even if your proposed improvement follows the requirements described in this Property Improvement Handbook.*