

**WYNLAKES RESIDENTIAL HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS**

Resolution Number: 23

Resolution Title: Playground Equipment

Date of Board Approval: March 21, 2017

Effective Date: March 21, 2017

Revision Date:

Authority:

(1) Declaration of Covenants, Conditions and Restrictions Wynlakes, Article I, Section 1.09: "Community Wide Standard" shall mean and refer to the standard of conduct, maintenance, or other activity generally prevailing throughout the Properties. Such standard may be more specifically determined and set forth by the Design Review Board, Modifications Committee or the Board of Directors.

(2) Declaration of Covenants, Conditions and Restrictions Wynlakes, Article VI, Section 6.02, Which reads in part: "The Modifications Committee shall have exclusive jurisdiction over modifications, additions, or alterations made on or to existing Units and the open space, if any, appurtenant thereto." And "Plans and specifications showing the nature, kind, shape, color, size, materials, and location of such modifications, additions, or alterations, shall be submitted to the Modifications Committee for approval as to quality of workmanship and design and harmony of external design with existing structures, and as to location in relation to surrounding structures, topography, and finish grade elevation."

Statement of Resolution:

1. This Resolution rescinds Resolution #16 in its entirety and replaces it as follows.
2. General: This resolution is intended to help homeowners buy and use outside play/sports equipment. To be in compliance with this covenant, homeowners must consider the size of their lot, its contours, the amount of visual screening from both the street and adjacent lots, and the potential negative impact on neighbors. Further, unless otherwise noted the use of outdoor playground equipment is prohibited between the hours of 9:00 p.m. and 8:00 a.m. The location of play/sports equipment must ensure that the resulting activity is confined to the resident's property and does not result in intrusion or damage to the adjacent property. Permanent and semi-permanent play structures and sports equipment must be serviceable and maintained so that deterioration or damage is not noticeable. Play structures and sports equipment not maintained as noted above must be repaired or removed within 30 days after being so notified in writing by the Wynlakes HOA.

3. Types of Equipment: For purposes of this resolution, play equipment includes, but is not limited to: play sets (e.g., Jungle Gyms), swing sets, trampolines, soccer goals, and wading pools having a depth of 24 inches or less, sandboxes, and basketball goals.

4. Categories: Play equipment is categorized as follows:

a. Permanent Equipment: Normally, includes all items that due to size will not normally be moved once installed. The type, color, and placement of all play equipment and related items are subject to approval of the Modifications Committee. Soft surfaces such as canopies on a swing set or play set must be dark, and either green, blue, brown or black. Hard surfaces such as swings sets, trampolines, slides, etc., should be a color that will blend into rather than contrast with the existing environment. Earth tone or dark colors are recommended. Equipment must be installed in a professional manner, normally located where it will have a minimal visual impact from the street or adjacent properties, and be orientated so that all activity is confined to the homeowner's lot. (Metal playsets will not normally be approved. Basketball backboards attached to the home either on a wall or the roof will not normally be approved.)

b. Portable Equipment: Includes equipment stored when not in use. When stored, all play equipment shall be located where it will normally be out of view, or stored for minimum visual impact from adjacent property or the street. Soccer goals and Badminton nets are examples of portable playground equipment. These and similar items may be used during the day in the front of the residence but must be removed by sunset.

c. Semi-portable Equipment: Includes equipment that once erected is not normally moved to a different location for storage. For example, portable basketball goals /backboards are not considered a permanent change to the exterior of the home because they are movable. However, they must be placed toward the rear of the house to provide for minimal visual, physical, and noise impact. Its location must consider the potential for intrusion and /or damage to adjacent property. Portable basketball goals shall be used as designed and additional ballast (sandbags, rocks, bricks, etc.) is prohibited. Basketball backboards must be white or clear. Portable backboards should be folded when not in use if so designed. Basketball goals must be well maintained with no broken backboards, torn nets, or rust on poles.

APPROVED by the Board of Directors this 21st day of March, 2017.

ATTESTED: Gary Oos, President, Wynlakes HOA BOD

WITNESSED: Christy Fletcher, Secretary, Wynlakes HOA BOD