

**Subject:** Swing Set and Basketball Hoop Guidelines

**Problem:** The Deed Restrictions are not clear on whether swing set and basketball hoop installations should be submitted to the Architecture Review Committee before installation. This causes continued questions from the homeowners. Additionally, some swing sets and basketball hoops are being installed in violation of Township regulations.

**Statement:** The sections of the VAC HOA Deed Restrictions that apply to this policy are:

1. Section 2.01 - "No structure or buildings shall be erected, altered, placed or permitted to remain on any part of the Property other than single-family dwellings and private garages".
2. Section 2.06 - "No remodeling or alteration of the exterior of the structure, including but not limited to the construction of decks and/or patios or the change of siding materials, can be made without written approval by the Owners' Association."
3. Section 3.01 - "In the event any standards or restrictions established by any governmental authorities shall exceed these Restrictions, then the standard of the governmental authorities shall prevail."
4. Section 3.02 - "Prior to the construction of any improvements or storage of any materials on the Property, the Owner of any Lot hereunder shall be required to submit two (2) sets of complete building plans, two (2) site plans, and two (2) signed specification forms for the building to the Grantor." (Grantor means HOA)
5. Section 3.06A - "Permanently installed recreation equipment and services shall not be installed in side-yard setback."
6. Section 3.06G - "The minimum side-yard requirements are twenty-five (25) feet total, with a minimum of twelve-an-one-half (12 ½) feet on each side.

The sections of the Orange Township Zoning Code that applies to this policy are:

1. Section 10.07E - "No building or structure shall be located closer than twelve and one half (12 ½) feet to any side lot line, and the total of the side yards shall be twenty-five (25) feet or more."
2. Section 10.07G - "No structure shall be located closer than thirty-five (35) feet to the rear line of any lot. Children's play sets shall be exempt from this restriction if located at least five (5) feet from the rear line."

**Policy:**

1. Reasonably sized swing sets that do not overwhelm the property are considered outside the defined building restrictions and are permitted.
2. Freestanding basketball hoops installed for play on the driveway are considered outside the defined building restrictions and are permitted.
3. Basketball hoops and/or backboards fastened to the house or garage are not permitted.
4. Freestanding basketball hoops may not be installed in/on any easement.
5. Portable basketball hoops cannot be left in any easement or on the street, except when they are being used.
6. Swing sets or basketball play areas may not be installed closer than five (5) feet from the rear lot line and not closer than twelve and one half (12 ½) feet from the side lot line.
7. Installation of swing sets or freestanding basketball hoops do not require approval from the Architecture Review Committee. However, if a homeowner has any questions about size or placement, they should contact the Trustees before installation.