

**SUTHERLAND COMMUNITY ASSOCIATION**  
**Guidelines for Approval of Backyard Play Sets**

These guidelines were developed by the Architectural Committee and adopted by the Board to provide a set of standards which will serve to increase the property value of the applicant as well as surrounding residences.

Judgment is based solely on the aesthetic value of the improvement. We make no determination as to the structural soundness or safety of any improvement. Precedence is not justification for approval. Every application is judged on its own merits.

No construction may begin without the Committee's approval. Denial of such approval will automatically provide the applicant a right of appeal to the entire Board at its next regularly scheduled meeting should the applicant desire. We can, and may choose, to require a homeowner to cease construction or to remove any construction that has commenced without approval.

**Definition:**

A Yard Structure (play set) is a semi-permanent structure that is placed in the rear yard of a dwelling that serves as play equipment for children.

**Basic Guidelines:**

1. Yard Structures are to be made primarily of wood with other materials acceptable for non-structural components such as slides.
2. The structure must be installed in strict accordance with the manufacturer's instructions.
3. Any finishing of the structure (i.e., staining or painting) is to be in a natural or wood tone finish so as to make the structure less obtrusive and more pleasing to the eye in the board's sole judgment.
4. Structure must be maintained in a safe, usable and visually pleasing condition for the life of the play set. The Association reserves the right to demand removal or repair of any play set falling into disrepair as solely judged by the Committee and/or the Board.
5. Overall height may not exceed 12'.
6. The roof shall be made from soft material (i.e., canvas or wood).
7. All efforts must be taken to install the set in a location that is not substantially visible from the streets of the Sutherland neighborhood.
8. A play set must be installed leaving at least a 10' setback from all property lines and existing structures.
9. The maximum gross footprint as defined by multiplying the largest left-to-right dimension by the largest front-to-back dimension shall be 300 square feet.  
\*When determining gross footprint, no single dimension may exceed 20' except that a maximum of one non-structural accessory may be disregarded when computing the maximum length or width, but not both. For example: a play set has a main structural component including swings and "clubhouse" of 19'. The maximum width including a wooden climbing board is 12'. A slide protrudes in the longitudinal direction from the "clubhouse" of 8', making the total length 27'. The gross footprint is then 27' x 12' or 340 square feet which is larger than allowed. Disregarding the non-structural slide, the gross footprint is 19' x 12' or 228 square feet so the play set complies.
10. No utilities (i.e., electrical, phone, water, cable TV, sewer, satellite TV, internet connection or any other utility) may be connected to any play set or play house.
11. Size accommodations for Special Needs children may be made at the sole discretion of the Committee.

It is the intention of this guideline to govern play sets installed from the date of adoption of this guideline forward. Play sets installed in Sutherland and not previously approved may be considered "grandfathered" if they comply with this guideline or previous guidelines adopted by the Board. The Board may request removal of any play set not meeting these guidelines or previous guidelines and installed after 2020 that has not been previously approved. Play sets installed prior to (date) are grandfathered automatically as long as they are maintained according to this guideline.