

SCHEDULE “P”

CONDITIONS TO PATIO/PLAY SURFACE APPROVALS

Unless otherwise provided *specifically and in writing*, all Patio and/or Play Surface approvals are subject to the following conditions:

1. No patio shall have a permanent basketball or comparable recreational structure incorporated into its design (or located immediately adjacent thereto) unless such recreational structure is specifically identified in the Application therefor.
2. No paved play surface (i.e. basketball or tennis court) may be located closer than ten feet (10’) to a property line, provided that this provision does not apply to driveways or approved driveway extensions on a lot.
3. Paved play surfaces on a lot may not be lighted, either by separate lighting erected in conjunction with such play surface, or by the erection of wall-mounted lighting on a permitted structure on such lot.
4. Permanently mounted or erected basketball poles/backboards shall be maintained in good condition, including the replacement of torn and/or tattered basketball nets, and, if applicable, the replacement of damaged or rotted wooden backboards. Tennis nets shall be maintained in good condition and shall be repaired or replaced when reasonably necessary.
5. No approved paved play surface shall be used after sunset or before sunrise in any manner that creates noise levels audible inside of a home on an adjacent lot.
6. Patios and paved play surfaces must be erected so as to provide a clean, professionally-installed appearance; and all patio/play surface approvals are conditioned upon the duty of the property owner at all times to maintain the condition and appearance thereof in good condition, including replacement or repair of damaged pavement. The ‘standard’ for patio/play surface maintenance and appearance is the general appearance of other such improvements within the same subdivision.
7. This Schedule P does not apply to paved surface areas surrounding approved, in-ground swimming pools, except for any portions thereof that extend more than six feet (6’) from the edge of the pool.