

PLAY STRUCTURES

Swing sets and similar play structures are considered “Exterior Structures” by the Westwood Hills Declaration of Restrictions and are, therefore, required to be submitted for architectural review according to the Association’s governing documents. To assist homeowners with that process, the Association adopts the following rules, which are in addition to the requirements set forth in the Declaration of Restrictions and the Area Declaration for Westwood Hills. Please note that the Restrictions specifically prohibit “trampolines, portable basketball goals, courts, paddle tennis courts, sport courts, tree houses, batting cages, detached greenhouses and other detached outbuildings.” “Sports courts” include putting greens and similar facilities.

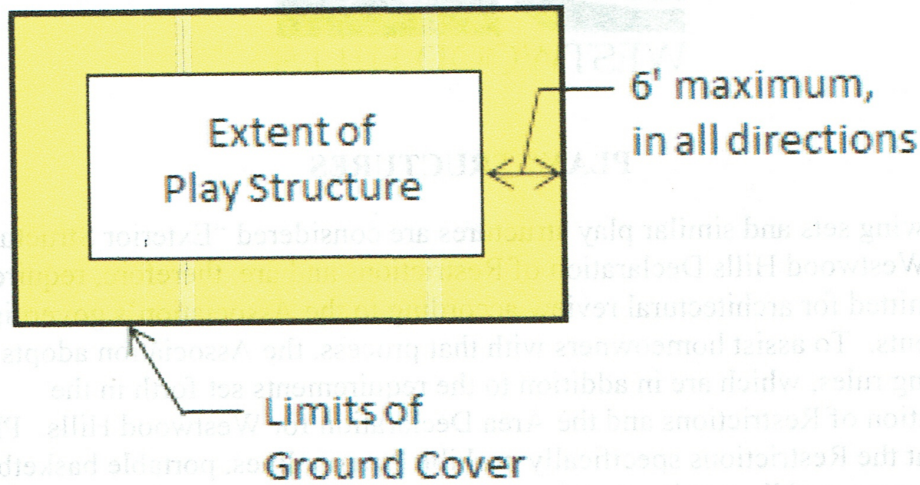
Play Structure Selection, Maintenance, and Upkeep

Any play structure submitted to the Architectural Committee should be of a quality and design in keeping with generally prevailing standards within the neighborhood. Natural colors are preferred, but color schemes will be considered on a case-by-case basis.

Once installed, homeowners must maintain the play structure with routine painting or staining as needed and must repair or replace broken or torn canopies or roof structures within a reasonable period of time.

Ground Cover Under Play Structures

If, for safety reasons, a homeowner would like to install a ground cover other than sodded grass under a play structure, then the following guidelines shall apply. A ground cover can be used directly under the play structure and extend no more than 6’ beyond the play structure in each direction, unless the play structure manufacturer requires a larger distance (the “safe play area ground cover”). For example, if your play structure’s footprint is 12’ x 20’, then the safe play area ground cover perimeter would not exceed 24’ x 32’ with the play structure centered in this shape (see illustration below).



The safe play area ground cover under the play structure shall only be in place as long as the play structure is there. If the play structure is removed or the home is sold and the play structure is removed, it is the owner's responsibility to remove the safe play area ground cover and restore the area with sodded grass or other landscaping as approved by the Architectural Committee. Safe play area ground cover under a play structure may be any of the following materials: chocolate/dark brown colored rubberized mulch, chocolate/dark brown or black colored interlocking rubber tiles (such as made by Sterling or BlueSky), pea gravel, play sand, or cocoa brown mulch. Other safe play area ground cover materials may be requested and will be evaluated on a case by case basis. Brightly colored artificial surfaces and artificial turf are prohibited and will not be approved as an alternative under this rule.

IN WITNESS WHEREOF, the undersigned certify that these Play Structure rules and regulations were adopted by the Board of Directors of the Association on this 8th day of April , 2020.

WESTWOOD HOA, INC. a Kansas nonprofit corporation.

By: Ellen Willets

President

ATTEST

By: Larry A. Willet