

Children's Playset Guidelines
Logsdon's Ridge Homeowner's Association

Proposed on September 1, 2015

The purpose of these guidelines is to assist homeowners in the selection of a children's playset. These guidelines do not supersede the homeowner association bylaws, but only provide recommendations. All fences must be approved by the Board of Trustees as described in the Logsdon's Ridge Home Owners Association Declaration under Article VI, Section 6.1.7 Fencing, Storage Sheds, Pools as amended in Standard II on October 14, 1991 (see Attachment 1).

These guidelines provide information and recommendations regarding physical characteristics, maintenance, and helpful construction hints for children's playsets.

Physical Characteristics (materials, style, dimensions, color)

Materials:

Recommended: Wood (cedar, cypress, redwood)

Not Recommended: Any type of metal or pressure treated wood unless it is protected with a water sealant

Recommended Roofing Materials: Wood or canvas tarp

Not recommended: Roofing shingles

Style:

Recommended: Most commercial styles are permitted provided they follow the other recommendations. DIY styles may be subject to additional review by the HOA. Styles may include a clubhouse/fort, swings, slide, rock climbing wall, glider, monkey bars, iron man rings, sandbox, child's picnic table, etc. All styles should meet or exceed the American Society of Testing Materials (ASTM) safety standards.

Dimensions:

Recommended: Overall should not exceed 22' – Width, 16' – Depth, 12' – Height

Clubhouse should not exceed 4' X 5'

Playsets should have a 10 foot safe zone all around them

Color:

Earth tones such as browns and tans

Maintenance

Wood playsets must be treated with a sealant, or stain containing a sealant approximately every two to three years. Playsets must always be in a state of good repair.

Requirements

1. Property owners need to complete (in detail) the Logsdon's Ridge Property Change Request Form. Submit the form along with a picture of the playset that details the materials being used, dimensions, etc. and a diagram showing the placement of the playset on the property. If a contractor is constructing the playset also include their work order. Please submit the required documents to the Architectural Chairperson or a member of the Board at least 4 weeks prior to the expected start date. Projects may not begin until the property owner has received the approved HOA form.
2. Property owners do not need to obtain permits from the county or township.

Helpful Hints

1. Playsets are generally recommended for children 3-10 years of age with a maximum weight limit of 110# per child.
2. It is usually recommended that no more than 5-8 children play on a playset at any one time depending upon the size of the playset.
3. Larger playsets may be heavy enough to not require placement in concrete or the use of grounding anchors. The Butler County Building Department recommends that smaller playsets or elevated playhouses/forts be anchored in concrete so as to stabilize them.
4. Playsets with elevated decks and/or playhouses should always have railings and handrails to prevent Falls and injury.
5. Property owners are advised to not construct a playset too close to a drainage easement where there are underground storm water drain pipes and/or retention basins.
6. If using a contractor, get more than one estimate, check and verify references, ask for copies of liability insurance and workers' compensation certificates.