

**MONTGOMERY TRACE PROPERTY OWNER'S ASSOCIATION**

**Architectural Control Committee**

**GUIDELINES FOR PLAYGROUND EQUIPMENT**

**I. SCOPE**

These are *recommended* standards and are intended to provide *general* guidelines that will be reviewed favorably by the Architectural Control Committee. Requests involving special circumstances, or requests not specifically covered by these guidelines, will be reviewed by the ACC taking into account overall design and appearance, neighborhood standards and community impact.

For Purposes of these ACC Guidelines for Playground Equipment, the term “playground equipment” shall be understood to apply to structures and/or equipment commonly referred to as slide and swing sets; “Jungle Jim” sets; and Fisher Price play sets; among others. Play houses and play forts are not covered by these guidelines, but are covered by a separate ACC document styled GUIDELINES FOR OUTBUILDINGS.

**II. PURPOSE**

The purpose of these guidelines is A) to facilitate the approval process for property owners wishing to install playground equipment on their property and, B) to differentiate between playground equipment that does require ACC approval prior to construction, and playground equipment that does not require ACC approval.

**III. ACC APPROVAL GUIDELINES**

**A. Playground Equipment Which DOES Require ACC Approval** – The following types of playground equipment always require written ACC approval before installation.

1. Playground equipment which, when fully assembled, has any single, overall dimension greater than 12’ in length; or 8’ in width; or 8’ in height.
2. Wooden “stick built”, or steel, or plastic structures, whether manufactured off-site and re-assembled on-site, or custom built and assembled on-site, always require written ACC approval before installation.
3. Playground equipment, regardless of overall size, which includes a rain or sun shield fabricated from canvas, plastic or other similar flexible, sheet material.

**B. Playground Equipment That DOES NOT Require ACC Approval** – Playground equipment DOES NOT require ACC approval prior to installation if the following criteria are met.

1. When fully assembled, fits inside an 8' wide x 12' long area.
2. When fully assembled, is less than 8' in overall height.
3. Does not include a rain or sun shield fabricated from canvas, plastic or other similar flexible, sheet material.

#### **IV. GENERAL GUIDELINES**

**A. Materials of Construction** – Wood, steel, molded plastic, and combinations of these materials, are acceptable materials of construction. Plastic, canvas or similar sheet materials used for rain/sun protection are acceptable provided that colors are judged by the ACC to be in harmony with structures throughout all sections of Montgomery Trace. The use of galvanized color (zinc), silver, white or similar colors for roofs and rain/sun protection is not acceptable.

**B. Location** – Playground equipment shall be located in the rear yard, between the left and right planes of the primary residence, so as to have the least visual impact on the neighborhood. The location of playground equipment on corner lots will be considered by the ACC on a case by case basis.

#### **V. REQUEST FOR ACC APPROVAL**

Property owners must obtain written ACC approval before starting construction of playground equipment in accordance with these guidelines. To help expedite the approval process and to avoid incomplete requests, owners should read the following ACC documents to be sure that all required information is provided with the first submittal.

1. Architectural Control Committee Procedures – REQUESTS FOR ACC APPROVAL
2. ***Request for ACC Approval*** Form (2 copies required)

All of these documents may be obtained from the MTPOA property management company: **Chaparral Management Company, Inc.; Mailing Address: P. O. Box 681007, Houston, TX 77268-1007; Physical Address: 6630 Cypresswood Drive, #100, Spring, Texas 77379; Tel: 281-537-0957.**

**SPECIAL NOTE:** Two (2) scalable site plans, drawn at 1" = 30', or other scale which will result in a larger, not smaller drawing (1" = 20' or 1" = 10'), must be submitted. This drawing must be in complete agreement with the recorded plat and must show all property lines, easements, set back lines, houses, garages, outbuildings, etc., along with the location of proposed playground equipment.

An ACC Liaison is available to pre-review plans before they are submitted. Property owners wishing to take advantage of this offer to help should contact the property management company to obtain the name and telephone number of the ACC Liaison assigned to their particular section.

**WHEREAS** a majority of two-thirds (2/3) of the total membership of the Montgomery Trace Architectural Control Committee voted in person to approve and promulgate these revised guidelines, these **Guidelines for Playground Equipment** are adopted and become effective on the date of signature below.

**APPROVED:** Wiltz Ledbetter, Jr.  
Chairman Architectural Control Committee

**DATE:** 2 June, 2005