

GAME TRAIL ASSOCIATION, INC.
RULE AND REGULATION NO. 07-01
CHILDREN'S OUTDOOR SWINGSETS/ACTIVITY SETS/PLAYHOUSE and TRAMPOLINES

Pursuant to that provision of the Game Trail Declaration of Covenants, Conditions and Restrictions governing the building of any outbuilding, or outside structure or other improvement of any kind, the following Rule and Regulation has been adopted by the Board of Directors specifically to exclude children's outdoor swing-sets/activity sets/playhouses or trampolines from the parameters of this covenant and sets forth the following policies for the placement of such minor structures.

1. It is the opinion of the Board of Directors that children's swing-sets/activity sets/playhouses, and trampolines are minor structures incidental to the residential use of the lot and do not rise to the level of an "outbuilding" or major structure. These minor structures will only be allowed on lots that have a completed home. Only one swing-set/activity set/playhouse and one trampoline is acceptable on each lot.
2. In order to qualify for the placement of such minor structures without the approval of the Architectural Control Committee all of the following conditions must be met:
 - a. Play equipment must be confined to an area of 600 sq ft on the property, no single structure within that area can exceed a footprint of 200 sq feet or 12' of height, and a playhouse (defined as an enclosed structure with walls that extend to the ceiling) cannot exceed 50 sq ft and cannot have an internal height exceeding 5 ft.
 - b. The primary structure of the swing-set/activity/playhouse set must be constructed of wood to blend with the natural environment and all accessories, such as slides must be green or brown in color. Roofs must be green, or a color that blends in with surroundings, or comply with ACC rules on roofs for residential structures
 - c. Trampolines that are acceptable under this R&R must be no larger than 16 feet in diameter, and green, black, or blue in color with dark metal support structure.
 - d. The location on the lot of these minor structures should minimize the visual impact from GTA roads and neighboring properties.
 - e. The placement of any such minor structure should not be fixed, nailed or bolted to any tree, and should be placed in a fashion not to damage the health of any living tree.
 - f. Structures that are not maintained in good condition will be required to be repaired, replaced or removed.
 - g. There must be no exterior lighting in connection with the swing-set/activity set/playhouse or trampoline.
3. It is understood that in placing any such structure on the lot, the homeowner agrees that GTA and the ACC have not reviewed or approved the specifications for any safety related issue. The homeowner will release and hold harmless GTA and the ACC from any and all claims, actions, injury, damage, etc. occurring through use of the swing-set/ activity set/playhouse or trampoline.
4. If proposed equipment does not meet all of the above referenced conditions, written application to the ACC must be submitted for approval.
5. Any standalone or integrated playhouse must not be used as a storage shed.

Approved by the Board of Directors

February 15, 2007

Revision 6 Adopted May 4, 2021