

Placement of Play Equipment in Rear Yard:
As adopted July 17, 2012

The Architectural Rules for erecting Play Equipment in the rear yard are modified as follows: A play structure consists of items such as swing sets, play forts, swing-N-slides, jungle gyms, tree forts, play houses, or other similar structures.

Any structure, when installed, that has a vertical height that protrudes above the fence line by any measure requires prior approval from the Architectural Committee. 'Protrudes above the fence line' is defined as 'Any portion of the structure is taller than the walls that surround the rear yard of the property'.

For structures that protrude above the fence line, but by a measure of less than 24 inches, the structure must be set back from the nearest property line not less than 72 inches or six feet. If the structure protrudes above the fence line by 24 inches or more, then the structure is required to have a fifteen-foot set back from the nearest property line.

The portion of the structure(s) that are visible above the fence line REQUIRE regular maintenance as necessary to re-paint fading or peeling painted surfaces, faded or sun-bleached materials such as canvass sails or other fabric shades and other components that tend to deteriorate either in color or condition.

At no time, will a structure be allowed to exceed any height restrictions imposed by any government entity or subdivision, such as the City of Tempe. Structures that exceed such a restriction will be required to be immediately removed at the homeowners' expense even if a request for the structure was approved by the Architectural Committee. It is the homeowners' responsibility to conform all projects to current code requirements, conditions or stipulations.

Structures approved prior to the implementation of these revised rules are grandfathered until the structure is to be replaced. All replacement structures are required to meet the rules as set forth herein.