

Woodscape North HOA II, Inc.

Policy for Installation and Use of Basketball Hoops

Policy Statement:

It is the policy of the Woodscape North Homeowners Association II, Inc. to allow homeowners to install one (1) basketball hoop on their property provided the conditions specified below are followed.

Conditions for Use:

Non-Portable Basketball Hoops

For the purposes of this policy, a non-portable basketball hoop is defined as any basketball hoop which is of a fixed nature and not able to be moved freely. Examples of non-portable basketball hoops include but are not limited to: 1) a stand-alone structure (hoop, backboard, post, base) installed in-ground in a fixed position and/or 2) a hoop (with or without an attached backboard) installed on a fixed structure such as a house, tree, etc.

A non-portable basketball hoop is considered a permanent change to the exterior of a homeowner's home or property because of its stationary installation. Therefore, setting up a non-portable basketball hoop **does require** advance written approval by the HOA Board. A non-portable hoop erected without prior approval might not be approved by the HOA after the fact.

- A non-portable basketball hoop may be placed in a homeowner's front yard, in an inconspicuous location on that homeowner's lot only, adjacent to and facing the driveway, and at least 15 feet back from the roadside. The presence of a sloping driveway does not waive or limit this restriction.
- A non-portable basketball hoop may be placed in a homeowner's back yard; however, construction of a surface, other than grass, to be used as a basketball court, as well as the installation of the hoop, **does require** advance HOA Board approval as an exterior change to that property.

Portable Basketball Hoops

For the purposes of this policy, a portable basketball hoop is defined as a stand-alone structure (hoop, backboard, post and base) which is able to be moved freely.

A portable basketball hoop is not considered a permanent change to the exterior of a homeowner's property because it is movable. Therefore, installation of a portable basketball hoop **does not require** advance written approval by the HOA Board.

- A portable basketball hoop may be placed in a homeowner's front yard, *in an inconspicuous location on that homeowner's lot only*, adjacent to and facing the driveway, and at least 15 feet back from the roadside. The presence of a sloping driveway does not waive or limit this restriction.

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- A portable basketball hoop may be placed in the homeowner's back yard; however, construction of a surface, other than grass, to be used as a basketball court **does require** advance HOA Board approval as an exterior change to that property.
- Portable basketball hoops should be stored in the interior of the residence (garage or basement) or approved garden shed out of sight from the street when not in active use. If moving the hoop for storage between uses is impractical, it may be left in place, but only if it is in compliance with all other restrictions as described below.

Maintenance Free Properties

A basketball hoop placed on a property designated as Maintenance Free must be portable and must not impede grounds maintenance and/or snow removal by the HOA contractor. It must be placed so that finished lawn and mulched areas are easily accessible to the contractor for all maintenance and accommodate ingress/egress to the rest of the yard by commercial sized equipment. The homeowner is responsible for maintenance of any area of the property the contractor is unable to access due to constraints created by hoop placement. The hoop must be stored in the interior of the residence (garage or basement) or approved garden shed November-April to allow for unrestricted snow removal from the driveway and front sidewalk areas.

All Basketball Hoops

The following restrictions, in addition to those listed above, apply to ALL basketball hoops.

- 1) A basketball hoop may be erected on the homeowner's lot *only*. A hoop must not be set up on, or in any way block, HOA common areas, or the road.
- 2) A hoop may not be positioned on a homeowner's property so as to encourage playing on adjacent HOA common property, neighbors' properties, in the town right-of-way, or in the road.
- 3) Hoop placement on a homeowner's property must not be such that the hoop itself, players, or balls cause damage to surrounding landscape, structures, or vehicles on other homeowners' properties or HOA common property.
- 4) A basketball hoop – whether portable or non-portable – may not be set up or used in a side yard.
- 5) Visible basketball hoops must be mechanically sound, clean, and well maintained. Owners may not permit visible hoops to become an unsafe or unsightly nuisance, and the HOA Board in its sole judgment may require the removal of such hoops.

Installation of an unauthorized hoop, or installation and/or use of a hoop without regard to these restrictions, may be subject to action by the HOA to obtain compliance with this policy.