



Design Guidelines

Approved by the CROA Board of Directors on 08/25/2009; effective for applications received on or after 10/01/2009.



RECREATION & PLAY EQUIPMENT

With technological advances there seems to be less leisure time available to pursue pleasurable activities, which may include sports and generic “play” time for kids. Celebration’s community pools, parks, aquatics and recreational programs provide many opportunities for recreation. Still, sometimes it is nice to have recreation opportunities at home. Carpe diem!

Approval is NOT required for recreation, play, sports or exercise equipment which is less than 30 inches in height AND which is maintained in the same general location for 30 days or less.

See also: Design Guidelines: Zone Definitions & Lot Restrictions

All recreation or play equipment must be confined to the owner’s property; it may not be used or stored in Association common areas, CCDD easements or property owned by others.

Because equipment for basketball poses unique challenges, this Design Guideline is split in two: 1) Basketball, and 2) Everything Else.

First, for **EVERYTHING ELSE**:

- Equipment shall be independently erected and not attached to any other structure, fence or wall otherwise existing on the property. The use of salvaged, damaged or other similar types of material is prohibited.
- All equipment must be maintained. Equipment which is not maintained should be removed entirely from the property.
- Recreation equipment shall be confined to use in the Private Zone of the home.
- Recreation equipment in the Private Zone must not exceed 10 feet in height measured from ground level.
- Recreation equipment shall not be attached to houses or garages.
- Outdoor trampolines must be confined to the Private Zone.
- **Permanent** ramps of any size or material for use with skates, skateboards, unicycles, bicycles or tricycles are not permitted. **Portable** ramps when not in use should be stored in a garage or screened from view from the street.
- Treehouses are not permitted.
- Playhouses shall be considered an accessory building if the footprint measures more than 24 square feet, is more than 6 feet high from peak to ground, or is constructed on a concrete slab or footing. (See *Design Guidelines: Structural Changes* for accessory building requirements.)
- Landscaping to visually screen equipment from neighbors or public areas may be required as a condition of approval.

BASKETBALL EQUIPMENT

Toy Basketball Poles may be allowed in the front yard but must be removed after sunset. Toy basketball equipment is defined as follows: equipment must be made of material that is predominately plastic and/or heavy cardboard; rim shall be no more than 6 feet high; rim must be smaller than a regular size basketball rim.

Full-size basketball equipment must be submitted to the ARC for approval. The location and color must be shown on a drawing. A maximum of one portable or in-ground system is allowed.

- Backboard:
 - Materials – No wooden material is permitted. Similar or equivalent materials to acrylic, polycarbonate, steel, aluminum, plastic, polyethelene, graphite, glass, resin material are recommended.
 - Color – Recommended colors are white, gray, blue or clear.
 - Net – Nylon; no metal chains. Net must be replaced as necessary.
- Pole:
 - Material – No wooden material is permitted; heavy aluminum or steel pipe is recommended.
 - Color – Painted black, dark brown, white or gray.
- Location:
 - Permanent – Must be installed no more than 50% of the distance from the rear wall of the house/garage and the rear property line (as close to the house as possible is preferred); the back of the backboard shall be towards the owner’s property to minimize damage to adjacent property and the nuisance that over-thrown balls may cause to neighbors.
 - Portable – Pole and Backboard must be stored in the garage out of public view when not in use. To facilitate such storage, all hoops and poles must be such that they can be lowered when not in use (telescoping units, units that may be laid down on the ground, etc.)

Approval Process:

Applies to:	Method of Review	
All condominium properties	Review as determined by the condominium association	The condominium association’s Board of Directors (or architectural review panel, if designated) must approve the application before submitting it to CROA. Include documentation of the condominium association’s approval with the CROA application.
All residential properties	Streamline review by ARC Coordinator	None
All residential properties	Formal review by ARC team at ARC meeting	All applications

General Timelines:

Must begin project within	45 days of ARC approval letter
Must complete project within	15 days from start of project

References:

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 Celebration Non-Residential Owners Association, Inc.
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REQUEST FOR APPROVAL (RECREATION & PLAY EQUIPMENT)

Obtain current Design Guidelines and Application from the Association's offices or download from the Celebration Front Porch (<http://www.celebration.fl.us>) using owner ID and password. Select *Guidelines* under the CROA tab.

WHICH PROPERTY TYPE: Single-Family; Townhome/Duplex/Triplex; Condominium

Property Address: _____

Property Owner's Name: _____

Property Owner's Email address: _____ Phone: _____

Property Owner's Mailing Address: _____

(If different from property address): _____

Project Contractor: _____ Phone: _____

[Required If a condo] Attach letter of approval from Condominium association

[Required] Sketch or photo of area indicating location where equipment will be added/replaced

[Required] Brochure, manufacturer's spec sheet, photos showing equipment with dimensions, materials, finishes, colors and configuration.

DESCRIBE PROJECT IN DETAIL (or attach separate sheet)

() By initialing, owner authorizes the Association to release information, upon request, concerning this or a similar project for this property to the Contractor named above.

() By initialing, owner requests notifications for this project by email only (no printed copy will be mailed, reducing Association expenses for paper and postage).

Owner hereby authorizes the Association and members of the Architectural Review Committee to enter onto the subject property for purposes of confirming information contained on or collected for processing this application and for inspecting the project during execution, upon completion of the project, or upon expiration of the approval.

Owner's Signature and Date: _____

SPACE BELOW IS FOR ARC USE ONLY

PLAYGRND		LOT	
		VIL	
RCV	PUR	ACCT	
LOT		CENN	
ARCH		START	COMP

Internal Administrative Use

(Not published on handouts or electronic versions;
changes below do not require CROA Board approval):

Notes and Revision History:

Date	Modifications
2009-06-28	Initial draft
2009-07-02	Distributed to ARC for review
2009-07-20	Reviewed at ARC Workshop and approved to be posted on Front Porch, with changes
2009-08-18	No owner comments received; prepared for final ARC approval and CROA BOD adoption
2009-08-25	CROA BOD Approved
2010-02-09	Add letter clauses for basketball backboard mounted on structure
2010-12-16	Updated application for 2011
2011-12-06	Updated application for 2012
2013-01-08	Updated application for 2013 and removed anything which was “green” per CROA board member request

Standard Letter Clauses:

- [Special conditions](#)
- [Q1Recreation_PlayEquipmentALL](#)
- [Service Area Not Responsible](#) **PLEASE NOTE:** The Service Area is not responsible for installing, repairing, removing or otherwise maintaining any alterations made to the property unless they are initiated by the Service Area management team.
- [Basketball Backboard](#) Backboard must be clear acrylic (or similar material) with no logos (e.g., team names, sponsors, manufacturers, etc.) except for a logo of the NBA organization.
- [Basketball Net](#) The net must be nylon and replaced whenever any part of it becomes torn or unravels. Hoop must have a net installed at all times.
- [Backboard Removal](#) Backboard must be removed when no longer desired, the mounting holes repaired, and wall surface refinished and repainted to match the existing structure.
- [General Disclaimers](#) Contractor signs are not permitted anywhere on the property before, during, or after work is performed related to this project.
- Unless specifically shown on submitted application and called out as “Grade changes” owner is not approved to make any changes to lot grading.
- Any damage to utility service lines must be repaired or corrected by the homeowner at the homeowner’s expense.
- Any damage to neighboring properties due to the ingress and egress of construction vehicles, etc., must be repaired or corrected by the homeowner at the homeowner’s expense.
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