

# Sunset View Estates Homeowner's Association

## Architectural Rules and Regulations

Sport Courts - Effective May 5, 2020

### ARCHITECTURAL STANDARDS

#### Tennis Courts, Badminton Courts, and other large recreation areas

- a. All courts are to be used primarily by the property owner and may not be used as a business or for a large personal tournament. All courts require written ARC approval.
- b. All Courts shall be located such that they are not visible from the street or adjoining properties. Screening landscaping may be required.
- c. Courts must be entirely located within the property setbacks (see Buildable Area for appropriate setback). Applications should include a full lot plot plan, 2' Topo with grading plan, any required retaining walls, surface material, walkways, etc.
- d. It is the property owner's responsibility to apply and receive any building permits required.
- e. Nighttime Court lighting is prohibited.
- f. Quiet hours from 10:00pm to 8:00am should be observed. Loud ball machines and excessive noise should be avoided.
- g. Courts and associated equipment must be maintained in an as new condition. Usage may not be changed from the original application without ARC approval.
- h. Fencing is generally discouraged. Tall fencing is prohibited. If any court is to have protective fencing it must be submitted to the ARC for approval as to material, size, height, color, gating, etc.