

**THE SANCTUARY ON SPRUCE CREEK**  
**HOMEOWNERS ASSOCIATION**  
**ARCHITECTURAL STANDARDS AND GUIDELINES**  
**PLAY STRUCTURES**

Board-Adopted: 4/9/2026

Effective Date: 4/9/2026

## **I. PURPOSE**

These Architectural Standards and Guidelines establish clear, enforceable requirements for the installation of backyard play structures to ensure safety, aesthetic harmony, and consistency within the community.

## **II. AUTHORITY**

These standards are adopted pursuant to Article VIII, Section 2 and Article IX, Section 34 of the Declaration of Covenants and Restrictions for Sanctuary on Spruce Creek Homeowners Association.

## **III. APPLICABILITY**

These standards apply to all playground equipment, playsets, climbing structures, towers, swings, slides, and similar recreational structures installed on residential lots. All play structures require prior written approval from the Architectural Review Committee (ARC).

## **IV. PLAY STRUCTURE STANDARDS**

- **Height Limitation:** Play structures shall not exceed ten (10) feet in total height, measured from grade to the highest point of the structure.
- **Visibility:** Play structures must be located in the rear yard. Any play structure that can be viewed from the street must be substantially screened from view by a fence or other screening approved by the ARC.
- **Screening Requirements:** If a fence is used for screening, it must meet the requirements of Article IX, Section 8 of the Declaration, including height and material approvals.
- **Tree Houses:** Tree houses are subject to the same requirement and must be substantially screened from view by adjoining lots as a condition of approval.
- **Platform Height:** Any viewing or play platform shall not exceed five (5) feet above ground level.

- **Fencing Requirement:** If fencing is proposed or deemed necessary by the ARC for safety or aesthetic reasons, it must be approved by the ARC.
- **Easements:** Play structures shall not encroach upon any utility, drainage, or other easements.
- **Quality and Appearance:** Play structures must be commercially manufactured, pre-engineered recreational systems, or equivalent products approved by the ARC, installed in accordance with manufacturer specifications, and aesthetically harmonious with the residence and surrounding homes. Custom-built or site-fabricated play structures are not permitted unless expressly approved by the ARC.
- **Permits:** The applicant is responsible for obtaining all required governmental permits prior to installation.

## **V. APPLICATION REQUIREMENTS**

Applications for play structures must include:

- Completed ARC application form
- Site plan showing location, setbacks, fencing, and easements
- Manufacturer specifications and photos
- Dimensions including height and platform height
- Proposed materials and colors
- Copy of required permits (or confirmation they will be obtained prior to installation)

## **VI. REVIEW AND ENFORCEMENT**

The ARC will review applications for compliance with these standards and the general aesthetic criteria set forth in the Declaration. Installation prior to ARC approval constitutes a violation subject to enforcement action pursuant to the Association's adopted enforcement procedures.

## **VII. GRANDFATHERING**

Play structures that were previously approved by the ARC or were compliant with standards in effect at the time of installation are considered grandfathered and are not required to be modified unless they are substantially altered, replaced, or create a documented safety concern.

## **VIII. DISCLAIMER**

These standards are intended to supplement, not replace, the Declaration of Covenants and Restrictions. In the event of a conflict, the Declaration shall control.