

**Meadowmont Community Association
Outdoor Living Areas and Outbuildings:**

**January 2011 Architectural Guidelines
(New adopted)**

1. Outdoor living areas (patios, pools, cabanas, gazebos, play yards, etc.) are encouraged **but must be included in the impervious area computation** for each lot.
2. Outdoor living areas are subject to the established setbacks.
3. Outdoor living structures should be finished to match or coordinate with the house architectural style.
4. Dog houses shall be located so they are not obtrusive or visible from the street or adjacent houses. Pre-fab chain-link fence dog runs will not be allowed unless painted black or dark green screened by wood fencing and/or located within a heavily planted area.
5. Play equipment (e.g. swings, seesaws, sandboxes) shall be placed in rear yards and shall not be easily visible from the front street or adjacent houses. Natural wood equipment is encouraged. Painted metal equipment shall be dark green or brown. Landscape screening or fencing may be required by the MARC at some highly visible locations (i.e. corner lots).
6. Large portable play equipment on a home owner's lot should be stored out of public view when not in use. Large portable sports equipment is defined as movable (e.g. portable basketball stand or movable hockey net).

Such equipment may not be placed on the grass area/easement between the sidewalk and a curb in Meadowmont, nor on back lawn grass.

The Town of Chapel Hill owns and maintains the public streets inside of Meadowmont. The Meadowmont Community Association has no authority over the streets yet recognizes the inherent safety risk posed by having play equipment in or near a street in Meadowmont.

7. Permanent play equipment, defined as being installed into the ground (e.g. basketball pole) may be placed along a driveway upon written application and approval of the MARC under the following conditions:
 - Must be 15 feet back from the edge of the street
 - Must be painted black or dark green
 - May not have attached lighting or excessive lighting in area of equipment
 - Basketball stand must have clear backboard
8. Play houses shall be placed in rear yards and must be in scale with the size of the house, yard, and other outbuildings. They must be finished to match the house architectural style. Placement requires approval by the MARC. Tree houses are not permitted.
9. Skateboard ramps and bike ramps and other similar structures are not allowed in the drive ways or yards.
10. Above-ground swimming pools are not allowed. In-ground pools are allowed and will be reviewed on a case-by-case basis prior to beginning construction. Pools shall comply with all local and state safety requirements. All swimming pool concrete decks are considered impervious.