

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. Each addition is required to be submitted to the ARC for approval first.
2. Outdoor living areas are subject to the established setbacks and ARC guidelines.
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: defined as movable (e.g. portable basketball stand or hockey net) must be placed back 15 feet from the edge of a street or alley. In addition, such equipment may not be placed on the grass area/easement between the sidewalk and a curb in Meadowmont or on lawn grass.

The Town of Chapel Hill owns and maintains the public streets inside of Meadowmont, not the association.

The Meadowmont Community Association Board of Directors cannot grant permission, or recognize in any perceived or implied manner permission, for the placement of sports equipment and or related play in the streets or alleys of 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 or alley
 - Must be painted black or dark green
 - May not have attached lighting or excessive lighting in area of equipment
 - Basketball stand should have clear backboard for residential homes
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 ARC. Tree houses are not permitted.
9. Skateboard ramps and bike ramps and other similar structures are not allowed in the drive ways or yards or streets within Meadowmont.
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 against the impervious surface allocation for the lot.

Adopted by motion: 9-20-19 (date)

By: Meadowmont Community Association Board of Directors