

Auxiliary Structures

Issued: unknown

Last Updated: New-August 2022

Contact: [Board President](#)

Declaration References: 7.09

Responsible Parties: [Homeowner](#)

POLICY STATEMENT

A limited set of Non-Permanent Structures are permitted on homeowner properties at the rear of their home. These include swings, sand boxes, kiddy pools and one small utility garden tool storage cabinet.

1. Homeowners are not permitted to install any structures on Association property or outside their property line.
2. Fire pits are allowed if gas operated (no wood burning equipment of any kind) and must follow manufacturers guidelines for distance from structures. Residents must also follow any state or local regulations. All safety provisions must be strictly adhered to.
3. Hot tubs are **not** allowed, however, any homeowner with a hot tub installed prior to 7/22/22 may seek a waiver to keep the hot tub. No replacement hot tubs or new hot tubs are allowed.
4. Homeowners may not install any non-permanent structures past or higher than their fence height, with the exception of a swing set which may be higher than the fence.
5. Storage cabinets should be screened from public view to the maximum extent possible. They should be no higher 5' tall.
6. Swings sets:
 - Shall be located in the rear yard so it is screened from public view to the maximum extent possible by permanent structures (such as the house, garage or wood fences) or landscaping.
 - Size: Swing sets must not exceed 20% of the backyard area.
 - Swing sets may be constructed of metal or wood. Tarp roofs, awnings, or covers must be earth tone colors.
7. All auxiliary structures shall be maintained in such a fashion as to not detract from the neighborhood.

DEFINITIONS

Governing documents – the Articles of Incorporation, the Declarations of Covenants, Conditions and Restrictions, and the Amended Bylaws of the Chadwick Square Park Association.

RESPONSIBILITIES

Homeowners

1. Prior to purchasing any of the auxiliary items allowed the homeowner should verify it is of appropriate size and will sit within their property lines.
2. Prior to purchasing a fire pit, homeowner should understand local laws and regulations as well as manufacturer requirements for all safety provisions.