

## ROCK CREEK MASTER HOMEOWNERS ASSOCIATION, INC

### POLICY REGARDING BASKETBALL HOOPS

- PURPOSE:** To provide guidance regarding the installation of basketball hoops by owners.
- AUTHORITY:** Whereas, The following rules and regulations have been adopted pursuant to the provisions of C.R.S. 38-33.3-302(1)(a)
- RESOLUTION:** Whereas, described in Article VIII, Restrictive Covenants and Obligations – Use of Dwelling Units; Section 8.7(n) Basketball Hoops; The Rock Creek Master Homeowner Association hereby adopts the following amended rules and regulations for the installation and maintenance of basketball hoops in the community.
- EFFECTIVE DATE:** February 27, 2025

#### I. Key Provisions

- a. **Option A: Non-Portable Backboard Affixed to Garage:** Requires Architectural Control Committee (ACC) approval in advance of installation. Backboard must either be clear or, if not clear, must be painted to match the body color of the house.
- b. **Option B: Portable Backboard with Post:** ACC Approval is not required provided that the equipment is a fully portable product that is advertised and sold as such. However, equipment must be kept in an upright position and must be maintained in good condition and neat in appearance. When not in use, a portable basketball hoop and post must be stored out of view.
- c. **Option C: Backboard Attached to a Non-Portable Anchored Post or in-ground Fixture; including Sport Courts:** Requires ACC approval in advance of installation. ACC application must include a drawing and/or photo showing the exact location of the proposed backboard, post and, if requested, sport court.
  - i. The basketball hoop, post and/or sport court must be at least 5 feet from the property line in any direction. A sports court may only be located in the backyard of the property. If the backboard/post is located in the front yard, the property's concrete driveway may not be extended to accommodate it.
  - ii. Must comply with all landscaping requirements of the ACC and Association Covenants, particularly Section 8.7 (o) regarding the landscaping of improved/unimproved areas.

- iii. The equipment must not be of a materials, color, or design that creates an unsightly contrast, as determined by the ACC, with the property or neighboring properties and must be maintained in good condition and neat in appearance. A clear backboard and neutral color pole, and sports court made of tile/concrete, is preferable. Equipment may be required to be partially screened from view at the ACC's discretion.
  - iv. If a basketball hoop, post, and/or sport court approved and so constructed proves to be a nuisance or is not properly maintained, the Board of Directors reserves the right, and may require, that it be repositioned or removed at the expense of the property owner. An example where the Board may require removal is if the basketball hoop and/or sport court is left to deteriorate from its original condition and has become unsightly.
- d. **ACC Pre-Approval.** As with any change or improvement to the dwelling exterior or lot, written permission must be obtained in advance. In addition to ACC requirements, all Association covenants must be followed. Failure to do so may subject the homeowner to fines, and the homeowner may be required to change or remove any non-HOA compliant work performed – or to restore the lot or dwelling to its original condition – entirely at the homeowner's expense, which may include any legal costs incurred by the Association.

PRESIDENT'S

CERTIFICATION:

The undersigned, being President of the Rock Creek Master Homeowners Association, Inc., certifies that the foregoing Policy was adopted by the Board of the Directors of the Association at a duly called and held meeting of the Board on February 27, 2025, and in witness thereof the undersigned has subscribed his/her name.

ROCK CREEK MASTER HOMEOWNERS  
ASSOCIATION, INC

By:  3/20/2025  
President