

C. SITE STANDARDS

16. Miscellaneous

g. Basketball Court Standard.

The TrailMark HOA requires the timely, professional installation of the Basketball court. It is imperative that the Basketball court design be in balance with community aesthetics and safety. Consistent with TrailMark covenants, HOA approval is required for a Basketball court installation, replacement, modification, or expansion. The Design Review Committee (DRC) reviews all requests.

The following standards shall apply with respect to the design, installation, usage and maintenance of a Basketball court:

Court Design

1. Only one Basketball hoop per lot is allowed.
2. Concrete must be at least 4000 psi, must be at least 4 inches thick in all areas, and must include rebar spaced at least every 3 feet to prevent cracks and movement.
1. Basketball court tiles must be constructed from polypropylene or similar materials to prevent fading, and must have a warranty of at least 10 years.
2. Basketball court tiles may include a maximum of three different colors. Sample tiles with the planned colors must be submitted to the DRC for evaluation. Bright colors that do not blend in with the natural surroundings are not allowed (e.g., bright yellows, reds, oranges, etc.). Neutral colors are preferred (e.g., greens, grays, browns, tans, beige, etc.)
3. Backboards:
 - Must be clear and transparent.
 - Broken or cracked backboards must be repaired/replaced in a timely fashion
4. Basketball netting:
 - Must be neutral in color
 - Must be intact at all times
 - Must be replaced as needed
5. Logos or other decorative designs are not allowed on the Basketball court tiles (e.g., no Broncos or Nuggets logos).
6. Trees, bushes, or privacy fencing should be installed to shield neighboring properties from noise and view as much as reasonably possible. For example, trees or fence-height bushes should be planted or present along open fences between neighboring properties.
7. Double fencing is not permitted on any lot. No internal fencing may be installed around a court inside the existing perimeter fence.¹

Setbacks

1. There shall be a minimum of 5 feet between the edge of the Basketball court and neighboring property lines.
2. There shall be a minimum of 20 feet between the Basketball hoop and any shared property line.
3. The Basketball hoop should be placed to minimize any inconvenience to a neighboring property. Hoops should not be placed such that missed shots will not end up in a neighbor's yard. Preferably, hoops should be placed facing out from a property so that missed shots will most likely stay in the owner's yard.
4. Basketball courts shall not be placed within 20 feet of a neighboring home.
5. Basketball courts on interior lots that back to another residential property will not be approved unless the total rear yard area is 4,000 square feet or more and the Basketball court occupies no more than 30% of the total rear yard area.
6. Basketball courts shall extend no more than 23 ft from the hoop. (This corresponds to a semi-circle approximately 2' behind the high school 3 pt line.)

¹ TrailMark Design Guidelines, Section C.8.a

Lighting

1. Pole-mounted lighting is not allowed.
2. Basketball courts shall not be illuminated in such a way that will interfere with neighboring properties. Any new lighting installed in the backyard is subject to DRC approval.
3. After installation, the Basketball court should not be used before 8:00 AM or after 10:00 PM. Lighting intended for use after 10:00 PM is not allowed.

Usage

1. Basketball nets, backboards, padding, and other equipment must be maintained and replaced regularly when wear or weathering becomes visibly apparent. Equipment is to be stored out of view when not in use.
2. Courts may not be used to operate group-based training classes or businesses.
3. Court design shall be limited to Basketball. Courts designed for other sports (tennis, pickleball, volleyball, etc.) are not covered by this standard and may only be considered by the HOA board on a case-by-case basis.
4. The term "court" in this standard refers specifically to a court designed for Basketball.

Submission Requirements

1. A full landscape plan showing the entire rear yard must be submitted, including the proposed placement of the Basketball court with dimensions, setback distances to property lines, fence types, any screening of court from adjacent lots and open space, and the location and size of all other elements within the yard, including decks, patios, firepits, sheds, play structures etc.
2. A drainage plan must be submitted. Basketball courts generally involve leveling a large area to be filled with concrete. The drainage plan must show (1) the existing drainage out/through the owner's property and in/out of neighboring properties, (2) changes to the existing drainage after Basketball court installation, and (3) an explanation of how any changes to the drainage caused by the court will affect neighboring properties. The proposed drainage plan must comply with § 3.18 of the TrailMark CCR. ²
3. Complete product specification sheet from the manufacturer.
4. The manufacturer's warranty on the product being submitted.
5. Sample materials must be submitted to the DRC for evaluation, including court tiles in the planned colors.
6. Basketball courts must be installed by a professional contractor. A complete submission must include a contractor plan with a materials list.
7. A rear yard or side yard installation of sports equipment (e.g. a concrete area or deck with a permanent Basketball hoop, etc.) is considered a Basketball court and is subject to these requirements.
8. Proximity to a neighbor's indoor living area is a primary consideration. A submission that complies with all other requirements may still be denied or revised if the DRC finds that the Basketball court would represent an excessive and undue burden on a neighboring property.
9. A site visit by a DRC member or HOA Board member may be required to confirm measurements and assess any possible impact (e.g., noise and appearance) on neighboring lots. All approvals MUST be obtained prior to beginning construction, since the DRC may require changes to comply with this standard or otherwise minimize possible negative impacts on TrailMark.

² Declaration of Covenants, Conditions and Restrictions for TrailMark, Section 3.18 Maintenance of Drainage: "There shall be no interference with the established drainage pattern over any property within the Common Interest Community except as approved in writing by the DRC. Approval shall not be granted unless provision is made for adequate alternate drainage. The 'established drainage pattern' shall mean the drainage pattern which exists at the time the overall grading of any property is completed and shall include any established drainage pattern shown on any plans approved by the DRC. The established drainage pattern may include the drainage pattern: (a) from Association Properties over any Lot; (b) from any Lot over the Association Properties; (c) from any property owned by the County or other Persons over any Lot; (d) from any Lot over property owned by the County or other Persons; or (e) from any Lot over another Lot.