

Basketball Goal Restrictions

The rules on basketball goals that apply to lots and residences within the Golf Club Community are set forth in two places: 1) the Steiner Ranch Rules and Regulations document (the “SRMA Rules”), and 2) the Steiner Ranch [Golf Course Residential] Development Area Declaration of Covenants, Conditions and Restrictions (the “GCC Declarations”). Those provisions are summarized below.

SRMA Rules

The language within the SRMA Rules on basketball goals is pretty simple and straightforward. Here is what those rules say in section 14:

Basketball Goals. Permanent detached basketball goals are permitted in the front yard provided they are located a minimum of twenty (20) feet from the street curb and are approved by the Architectural Committee prior to installation (please refer to Residential Design Guideline Manual). Nets and goals must be kept in good condition at all times.

GCC Declarations

The language in the GCC Declarations about basketball goals is both more specific and restrictive than that in the SRMA Rules. Here is the relevant excerpt from section 2.25 of the GCC Declarations:

Permanent basketball goals are permitted between the street right-of-way and the front of the residence on a Lot provided the basketball goal is located a minimum of twenty feet (20') from the street curb. The basketball goal backboard must be perpendicular to the street and mounted on a black metal pole permanently installed in the ground. Portable basketball goals are only allowed in the rear of the Lots and shall not be placed, at any time: (i) in or adjacent to any street or right of way located within the subdivision; or (ii) between the street right-of-way and the front of the residence on any Lot in the subdivision. All basketball goals, whether permanent or portable, must be approved by the Master Architectural Control Committee prior to being placed on any Lot.

So that's the answer. Both provisions are substantively consistent with each other, both apply to the homes within our Golf Club Community, and both will be enforced. Specific compliance with the more restrictive provisions within the GCC Declarations must be required.