



43529 Ridge Park Drive  
Temecula, California 92590  
Phone: (951) 699-2918  
Fax: (951) 699-0522  
[wolfcreek@avalonweb.com](mailto:wolfcreek@avalonweb.com)

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November 2023

***Wolf Creek Maintenance Corporation***

PLEASE TAKE NOTICE that the Wolf Creek Board of Directors approved the following rule change at the November 13, 2023 Board of Directors meeting; “Basketball Standards Rules and Procedures.”

We want to ensure that all homeowners are fully aware of this proposed change and its implications.

***The primary aim of this new policy is to permit residents to store their basketball standards in the designated side area of their homes, specifically between the front garage wall and the side gate.*** It is important to note that this change does not extend to the placement of basketball standards in front yards, streets, driveways, or sidewalks when they are not in use.

In addition, please be aware that this rule change exclusively applies to basketball standards, and there are no modifications to the regulations concerning other types of sports equipment within Wolf Creek.

Thank you.

Avalon Management  
As Agent for Board of Directors  
Wolf Creek Maintenance Corporation

# WOLF CREEK MAINTENANCE CORPORATION

## BASKETBALL STANDARDS RULES AND PROCEDURES

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Under the terms of the Wolf Creek Maintenance Corporation CC&Rs,<sup>1</sup> Section 2.9.1 provides, in part, the following language:

2.9.1 **Outdoor Improvements.** No Person may install outdoors in sight of any other Condominium, Lot, Community Common Area, or Subassociation Property ... **No swing sets or sports or play equipment, such as basketball standards, soccer nets and the like, may be left in front yards or in streets, driveways or sidewalks when not in use.** (emphasis added)

To clarify and provide an understanding of the enforcement of this language, the Wolf Creek Board of Directors has adopted the following Rules and Enforcement Policy.

1. As applied to **basketball standards only**, the Board is proposing a new rule related to the enforcement of Section 2.9.1 of the CC&Rs.
2. The purpose of this new Rule and Regulation is that it is the desire of the Board to allow residence to use their basketball standards without having to put them behind gates, as even behind fences, some basketball standards can still be seen from the street.
3. As such, the Board wishes to clarify the interpretation of the wording "front yards" as used in the CC&Rs under Section 2.9.1 ONLY. The Board has determined that, for the purpose of this Section 2.9.1 ONLY, "front yards" will be the area considered to be the area from the sidewalk along the street as one boundary, to the property line of the Lot on the left and right of the Lot as boundary two and three, and then the area to the left and right corner of the Residence (as defined in Section 1.1.60 of the CC&Rs), when faced from the street, which leads to the rear of the Residence.
4. The Board is aware that these reference points may not be where the fence enclosing the back yard is constructed. However, the Board has determined that this area is representative of the intent of the original drafters of the CC&Rs.
5. The Board, however, reserves the right to require all basketball standards to be moved behind the fence enclosing the backyards if, in the sole and absolute discretion of the Board, the basketball standard is not being used for extended periods of time, or is causing a nuisance to the appearance of the Lot.

Adopted by the Board on November 13, 2023.

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<sup>1</sup> Community Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Wolf Creek, recorded November 1, 2004, as Doc # 2004-0866961 in the official records of Riverside County Recorder's Office, Riverside, California (CC&Rs)