



IMPORTANT: The design guideline below is provided to assist the unit owner on changes to the exterior of their residence and does not relieve the unit owner from receiving Architecture Change approval in advance of making any changes to the exterior of their unit. All changes, even if in compliance with what is outlined below still require an Architecture Change Application to be approved in advance.

SWIMMING POOLS

Swimming pools, spas, ponds, hot tubs, and other ancillary structures are restricted to the rear yard and must adhere to the following guidelines. Bathhouses must follow the guidelines for outbuildings.

A. Must receive ARC approval prior to installation.

1. Location:

- a.** No portion of the pool structure may encroach onto the utility easement without written consent from the utility companies involved.
- b.** Decking may not encroach onto the drainage easement or lake maintenance easement.
- c.** Pool decks must not extend beyond the established side setback lines and must be a minimum of five (5) feet from the side or rear property line.

2. Height:

- a.** No portion of swimming pool accessories (slides, diving boards, waterfalls, raised beams, etc.) may exceed six (6) feet in height from natural ground or be visible above the top of the fence and must be screened with landscaping if visible from public view.
- b.** Waterfalls or similar amenities shall not extend more than four feet (4') above grade on an open Lot. No more than six feet (6') on an enclosed Lot.
- c.** Pool decking may not exceed twelve (12) inches in height above natural grade.
- d.** Above ground spas must not exceed four (4) feet in height and any decking surrounding the structure must not exceed that height. Additional landscape screening may be required.

3. Fencing/Screening:

- a.** All private swimming pools and spas Enclosures must be installed according to State guidelines and requirements. The gate must be constructed of the same material as the fence.
- b.** Pool equipment must be screened from the street in the front by the rear yard fence or solid landscaping and from visible common areas by landscaping.
- c.** Maintain a twenty-four (24) inch greenbelt between pool equipment and/or pool deck and fence and/or property line.



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4. Construction Access:

- a. Pool construction access routes are on either side of the home via homeowner's property only.
- b. Access routes must be clearly defined from the street to the pool excavation sight. Access through any Association property is prohibited.
- c. The Association will not approve access through non-association rights of way such as drainage easements, MUD easements and Gas Pipeline areas.
- d. Access must be granted by the appropriate entity and a written authorization and policies must be supplied to the Association prior to pool installation.

5. Maintenance:

- a. All swimming pools and spas must be properly maintained year-round to comply with all County and State regulations.
- b. Pool backwash lines are to be tied into the sanitary sewer per District requirements.
- c. Proper area drainage must be maintained, and pool run off/drainage must not affect neighboring properties.
- d. The sidewalk and/or curb may not be saw cut or broke out.
- e. All yard drainage must be terminated at the front yard using a pop up bubbler or a grated cover not visible above the grass.
- f. Must not drain into a lake.
- g. If tunneling under common sidewalks, properly compacted backfill must be installed to avoid future settlement of sidewalks crossed.

6. Prohibited Structures:

- a. Portable or permanent above ground swimming pools are strictly prohibited.
- b. Front yard fountains are prohibited.

7. Required Submittal Information:

- a. Along with the completed application, a copy of the lot survey by a professional land surveyor is required (the survey received at closing).
- b. A second survey (same as above) is required with the pool imaged onto the survey.
- c. In addition, the pool plan sketch/detail, the location of the pool equipment, the filter type, drainage, access route information, detailed scope of work to be performed and contractor's name/phone number must be included.
- d. A one-thousand-dollar (**\$1000**) deposit shall be required at the time of submittal. The deposit will be refunded after inspection.