

ACC Rule Revision

Current Rule:

PC.5.13 Swimming Pool, Spa, and Water Feature/Pond

A swimming pool or spa or water feature eighteen (18) inches or deeper shall not be installed in the Community setback or front yard. A water feature less than eighteen (18) inches deep may be installed in the front yard setback. The water of a swimming pool, spa, or water feature shall be a minimum of five (5) feet away from any property line, except for a corner lot (see PC.3.1c). For a swimming pool, a plot plan prepared and signed by a licensed land surveyor or licensed civil engineer must be attached as an exhibit depicting the proposed improvements, their proposed location and distances. All swimming pools, spas, and water features shall be drained to the sanitary sewer and not the yard, street, or lake. A hose may be used but all new permit applications for an in-ground pool must be plumbed with a permanent in-ground line draining from the pool equipment to the sanitary sewer through a “p” trap with an air gap. Simulated rock, real rock formations and slides shall be subject to height restrictions set by the Architectural Control Committee. All equipment and propane tanks shall be screened from street, lake, and golf course view. Screening must be of a permanent nature: no plants, bushes or trees. If screened with lattice, the openings shall be one (1) inch or smaller. Stuccoed, decorative or split-faced block wall is recommended.

Proposed Change (Redlined):

PC.5.13 Swimming Pool, Spa, and Water Feature/Pond

A swimming pool ~~and/~~ or spa or water feature eighteen (18) inches or deeper shall not be installed in the Community ~~setback~~ or front ~~yard~~ setback. A water feature ~~or pond~~ less than eighteen (18) inches deep may be installed in the front setback. The water of a swimming pool, spa, or water feature shall be a minimum of five (5) feet away from any ~~structure (see PC. 2.9) and any~~ property line, except for a corner lot (see PC.3.1c). For a swimming pool, a plot plan prepared and ~~stamped/~~ signed by a licensed land surveyor or ~~licensed~~ registered civil engineer must be attached as an exhibit depicting the proposed improvements, their proposed location and distances. ~~Missing labels may be hand written but corrections or changes to the design, dimensions, or specifications would require a new plot plan.~~ All swimming pools, spas, and water features shall be drained to the sanitary sewer and not the yard, street, or lake. A hose may be used but all new permit applications for an in-ground pool must be plumbed with a permanent in-ground line draining from the pool equipment to the sanitary sewer through a “p” trap with an air gap. Simulated rock, real rock formations and slides shall be subject to ~~a~~ height restriction ~~set by the Architectural Control Committee of six (6) feet.~~ All equipment and propane tanks shall be screened from street, lake, and golf course view. Screening must be of a permanent nature: no plants, bushes or trees. If screened with lattice, the openings shall be one (1) inch or smaller. Stuccoed, decorative or split-faced block wall is recommended ~~and required for propane in the~~

front setback. Pool equipment is not allowed in the front yard. See SECTION X if your property is Lakeside.

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Proposed Change:

PC.5.13 Swimming Pool, Spa, and Water Feature/Pond

A swimming pool and/or spa or water feature eighteen (18) inches or deeper shall not be installed in the Community or front setback. A water feature or pond less than eighteen (18) inches deep may be installed in the front setback. The water of a swimming pool, spa, or water feature shall be a minimum of five (5) feet away from any structure (see PC.2.9) and any property line, except for a corner lot (see PC.3.1c). For a swimming pool, a plot plan prepared and stamped/ signed by a licensed land surveyor or registered civil engineer must be attached as an exhibit depicting the proposed improvements, their proposed location and distances. Missing labels may be hand written but corrections or changes to the design, dimensions, or specifications would require a new plot plan. All swimming pools, spas, and water features shall be drained to the sanitary sewer and not the yard, street, or lake. A hose may be used but all new permit applications for an in-ground pool must be plumbed with a permanent in-ground line draining from the pool equipment to the sanitary sewer through a “p” trap with an air gap. Simulated rock, real rock formations and slides shall be subject to a height restriction of six (6) feet- All equipment and propane tanks shall be screened from street, lake, and golf course view. Screening must be of a permanent nature: no plants, bushes or trees. If screened with lattice, the openings shall be one (1) inch or smaller. Stuccoed, decorative or split-faced block wall is recommended and required for propane in the front setback. Pool equipment is not allowed in the front yard. See SECTION X if your property is Lakeside.

Fine: No change. \$100, per month.

Justification: PC.10.1 and PC.10.2 needed to be updated to represent the current requirements now established by the new lake lease. Since it references PC.5.13, we needed to make certain changes and updates to PC.5.13.

