



## ABOVE GROUND SWIMMING POOL ~ POLICY STATEMENT ~

Effective: April 17, 1996

### HERITAGE KNOLLS SUBDIVISION

The applicant should provide the Architectural Review Committee with two scaled drawings showing the location for the swimming pool, the location and detail for any fencing involved and the location and detail for the screening to be used.

Please note it is the homeowner's responsibility not to violate easements or encroach into any side or rear yard set back areas. Once approved the Committee will retain one copy and return one signed copy to the applicant for submittal along with the building permit application to the Village of Frankfort.

The primary criteria the Architectural Committee will be concerned with are the following:

1. **Pool size and location.** A non-reduced copy of the Plat of Survey for your property may be used as long as the pool or any other structure are drawn to scale upon the Plat of Survey.
2. **Drainage plan.** The *homeowner* must be aware not to make a significant alteration to the lot's existing drainage plan which was approved by the Village, and, that there is adequate drainage in the event the pool is emptied or ruptured.
3. **Height of the pool above ground level.** The maximum height, from the existing ground level to the top of the pool's wall and/or decking, should not exceed thirty (30) inches.
4. **Screening of pool sides.** The construction materials typically used for manufactured 'above ground' swimming pools is aluminum or some form of metal with a plastic/vinyl covering. Accordingly, it continues to be the policy of the Architectural Review Committee to require the entire perimeter of such structures to be completely screened from view as follows:
  - a). All exposed sides of the pool should be enclosed with one (1) inch cedar lattice or three fourths (3/4) inch vertical cedar boards (no plywood types of siding), stained to complement the colors of the primary residence or preserve the natural color of the wood.
  - b). Additionally, live plantings of plant species (preferably of evergreen varieties), with a height of three (3) feet at maturity, should be spaced and planted around the pool to provide total screening of the pool's sides and deck from view. A manufactured pool's siding should not be visible at any point surrounding the pool.
5. **Pool decking and railings.** Acceptable materials, such as cedar or pressure treated lumber, are to be used and stained to match the colors of the primary residence or preserve the natural color of the wood.

Once the pool is installed, the landscaping and screening must be completed within thirty (30) days.

There is a continuing responsibility associated with the construction of an above ground pool structure which includes, but is not limited to, replacing any screening plants which may die and re-staining the wooden components of the structure when the same begins to appear weathered. The Architectural Review Committee has the responsibility to insure the structure is maintained in the fashion 'as it was originally approved and will seek to have the entire structure removed if it is not maintained in a reasonable and proper fashion.

The homeowner will, of course, need to obtain a building permit from the Village of Frankfort, comply with the Village's Construction Guidelines for swimming pools and all other laws or ordinances. The Architectural Review Committee is not and shall not be responsible for the failure to comply with any law or ordinance and/or any defective design feature of any structure sought to be approved.