

12. Swimming Pools, Spas & Hot Tubs

Design Committee approval is required for all outdoor swimming pools, hot tubs, spas and other similar structures.

- A. Swimming pools, spas, and hot tubs constructed above ground shall be allowed provided they are not visible from the street or neighboring property.
- B. Swimming pools, spas, and hot tubs constructed in ground and visible from the street may be approved provided the Homeowner complies with the rules for grading, walkways, drainage, etc. and has a valid engineering stamp.
- C. A swimming pool, spa, hot tub or Jacuzzi may be approved provided that the Design Committee determines it does not disrupt the quiet enjoyment of any adjacent neighbors.
- D. An enclosed structure is required around all pool equipment (pumps, filters, accessories) to ensure the quiet operation of the equipment. Applicants seeking approval of swimming pool plans must submit details for abatement of filter and skimmer noise. The pump, motor, filter and skimmer unit(s) shall be soundproofed as part of the installation of the unit to prevent nuisance to the residents of adjacent properties. If, after installation of the unit(s), the Design Committee or Covenants staff determines that noise from the operation of the unit disturbs the adjacent residents, the owner must immediately provide sufficient additional soundproofing.
- E. Covers for swimming pools, spas, and hot tubs must be solid, neutral colors.
- F. The Design Committee may approve appropriate underwater lighting in those instances where the source of light is not visible from adjacent properties. *See Exterior Security Devices (Section IV, Rule 17)*

Application Packet Requirements:

- ☐ A complete Design Committee application form signed by the homeowner.
- ☐ Contractor name & information listed on DC application
- ☐ For above ground pool, spa or hot tub
 - Brochure or picture of model being used
- ☐ For in-ground pool, spa or hot tub
 - Cross section drawings stamped by a licensed engineer
 - Neighbor awareness forms

If you will be disturbing your neighbor or accessing a shared area, please include a form for each neighbor that will be affected. This form does not give your neighbor(s) the authority to deny your work

- ☐ Closing Plot Plan showing where item(s) will be installed
 - Include dimensions
 - Include a physical enclosure for the motor & pump equipment.
 - Cross section drawings for concrete
 - Setbacks indicated (all sides)
 - Provide location(s) of enclosing structures for soundproofing
 - Include distances away from closest property lines
- ☐ Brochure/information for the pump (if applicable)
- ☐ Conduit/wiring routing and location indicated
- ☐ Applicable design fee by check or money order made payable to Ewa by Gentry Community Association