



RAINTREE HOMEOWNERS ASSOCIATION, INC.

POLICY RESOLUTION 2002-02

SWIMMING POOL AND HOT TUB POLICY

WHEREAS, Article IX, Section 3 of the By-Laws of the Raintree Homeowners Association, Inc. grants power to the Board to promulgate rules implementing and supplementing the Declaration to restrict items placed on the Homeowner's Lots or the Common Areas:

THEREFORE, BE IT RESOLVED THAT the Board of Directors hereby adopts the following policy governing the installation of swimming pools and hot tubs within the community:

All swimming pools will follow State and Codified Ordinances of Manchester Township §27-1100.

The following guidelines were set forth in addition to those established by the local Zoning authority:

- All outdoor swimming pools, both above-ground and in-ground, are to have adequate filtration so as not to promote bacterial and insect growth.
- All outdoor swimming pools, both above-ground and in-ground, required to be enclosed with fencing of 4 feet in height. Fencing types and installation are to comply with the current Architectural Standards fencing policy.
- A above-ground, outdoor swimming pool may substitute a ground-based fence with one that attaches directly to the pools side and extends at a minimum of 4 foot above the decking but not to exceed 6 feet.
- All outdoor swimming pools, both above-ground and in-ground, cannot have fencing place closer than 6 feet from the pools edge.
- It is recommended that township authorities be approached with a homeowner's intent to drain the water from a chemically-treated pool in an environmentally safe manner.
- Chemically-treated pool water may not be discharged onto neighboring public or private property and must be kept 10 feet from neighboring property lines.
- A children's pool will have measurements not exceeding the following;
 - Wall height of 18 inches
 - Circular pools of 10 feet diameter
 - Rectangular pools 6 feet by 10 feet
- All outdoor swimming pools, including temporary children's pools, shall be kept neat in appearance and properly maintained. Two or more complaints from neighboring homeowners with regards to the maintenance or safety of the pool, will result in a remedy to be determined by the Association.
- Special variance(s) to the above rules may be given to corner lots. This will be on a case by case bases and only with written approval by the Board. The variance(s) may be rescinded if the Board determines that the homeowner is abusing the approved variances.
 - Initial letter, warning of the abuse will be sent certified mailing at the homeowner's expense.
 - A 2nd letter, sent certified mailing at the homeowner's expense, will result in the rescinding of the special variance(s). This will result in a \$250.00 fine and \$10.00 a day until brought compliant.



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Figure 1. ABOVE-GROUND POOL

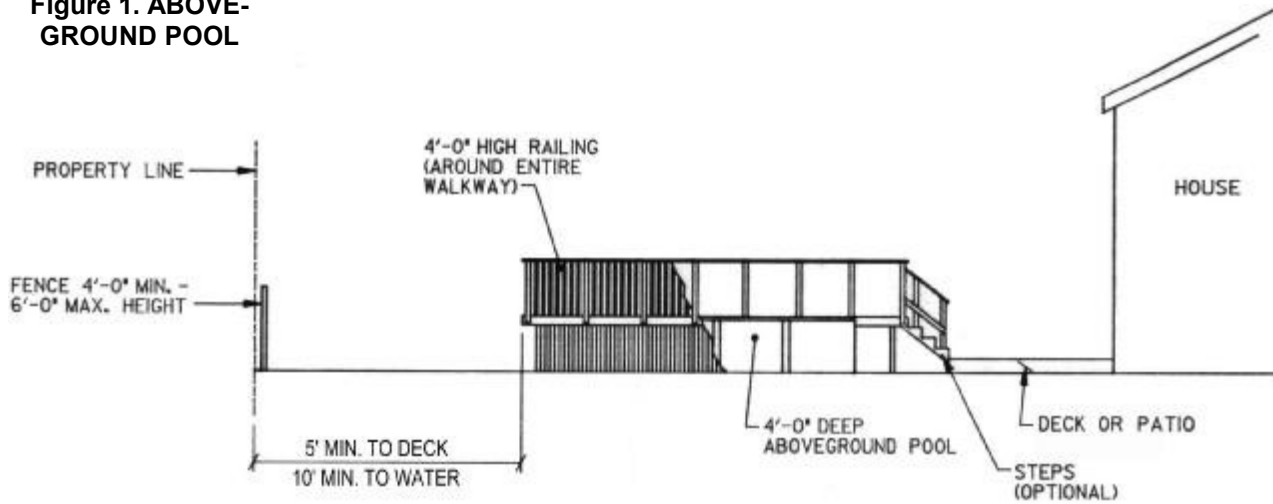
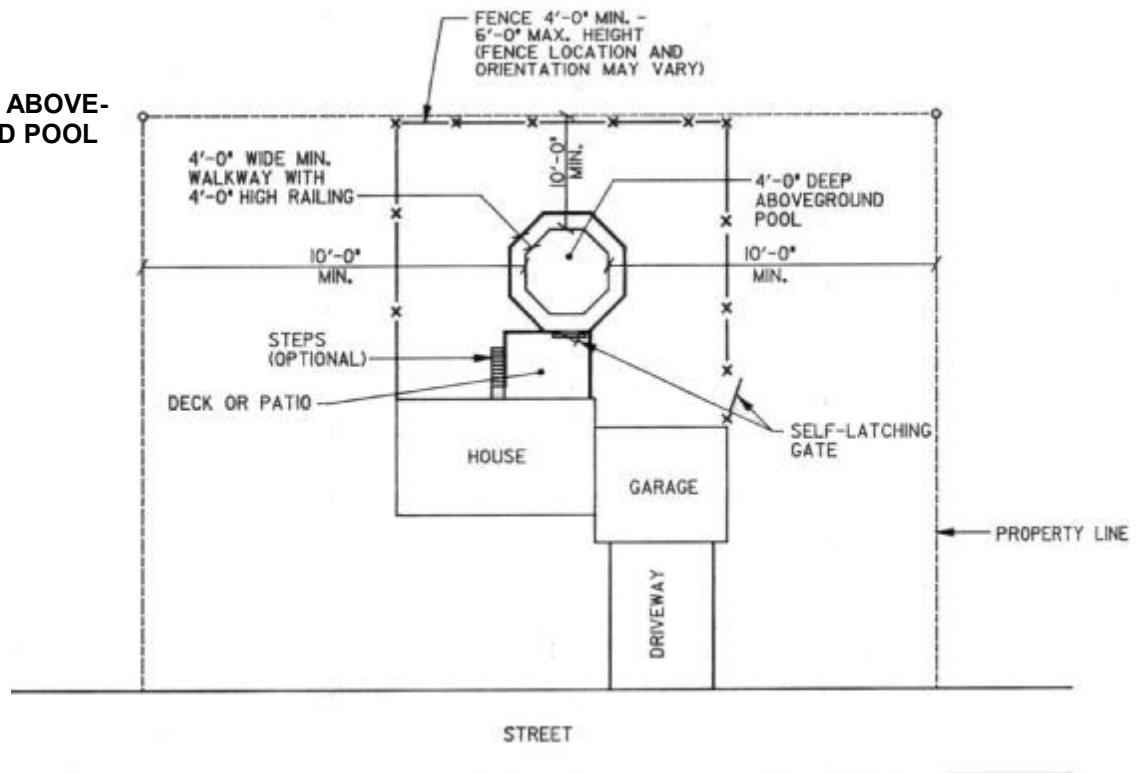


Figure 2. ABOVE-GROUND POOL



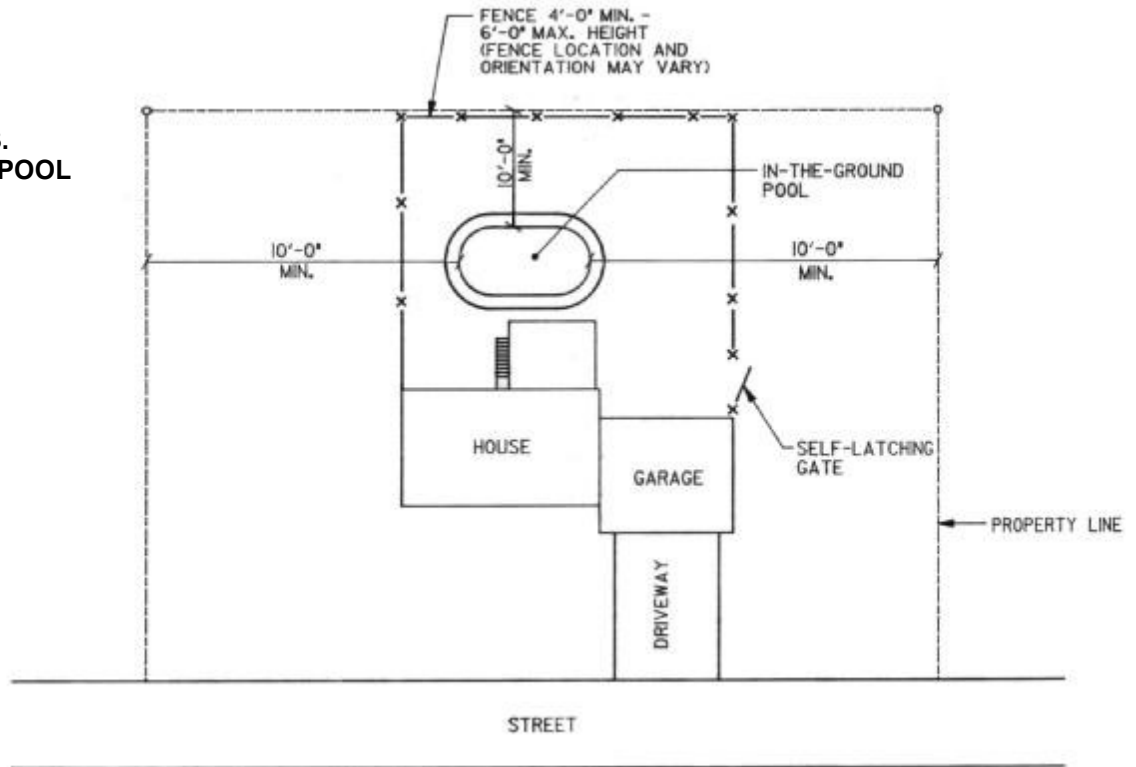


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Figure 3.
IN-GROUND POOL



AND WHEREAS, Article XI, Section 1, and Article VIII, Section 1(g) of the Declaration of Covenants, Conditions and Restrictions of the Raintree Homeowners Association, Inc. grants power to the Association to enforce applicable provisions of the Declaration regarding all restrictions, conditions, covenants, reservations, liens and charges:

IT IS FUTHER RESOLVED THAT the Board of Directors is authorized to enforce the forgoing as outlined in the Rules Enforcement Policy. Any swimming pool or hot tub that is not installed in accordance with the governing documents, or the duly adopted resolutions of the Association shall be in violation and subject to the enforcement authority of the Association.

Adopted: May 16, 1994
Revised: November 4, 2002
Revised: May 15, 2019

President - Board of Directors
Stephen Milwicz