



# RAINTREE HOMEOWNERS ASSOCIATION, INC.

## POLICY RESOLUTION 2002-01

### 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.

*Every outdoor swimming pool must conform to all applicable requirements of state law and shall be subject to the following regulations:*

- A. *Completely surrounded by a fence or wall of not less than 4 feet in height, which shall be constructed as not to have any openings, holes, or gaps larger than 2 inches for ... horizontal slats nor more than 4 inches for vertical pickets in a picket fence. This requirement shall not apply to above-ground pools having a wall measuring 4 or more feet in height and having a retractable or removable ladder or hot tubs/spas that are kept covered when not in use.*
- B. *All gates or doors opening through such enclosure shall be equipped with a self-latching device for keeping the gate or door securely closed at all times when not in actual use, except that the door of any dwelling which forms a part of the enclosure need not be so equipped.*
- C. *No swimming pool shall be constructed in the front yard.*
- D. *Swimming pool set-back shall be 10 feet from the property line to the water surface and 5 feet from impervious surface to the property line.*

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 above-ground, outdoor swimming pools are required to have a minimum 4 foot wide deck enclosing the entire pool, and being at an equal height as the top of the pool edge. This decking is also to include railing of 4 feet in height, pursuant to Manchester Township regulations for safety (see figures 1 and 2).
- 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.
- In-ground swimming pools (see figure 3) are required to be enclosed with fencing of 4 feet in height, per township regulations. Fencing types and installation are pursuant to previous Architectural Standards requirements.
- 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.



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Figure 1.  
ABOVE-GROUND  
POOL

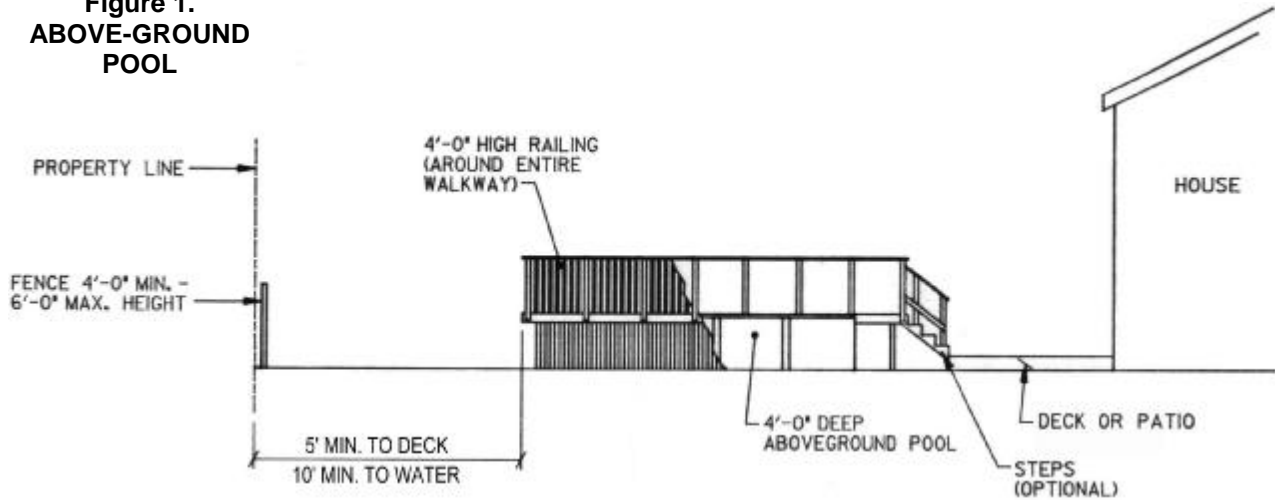
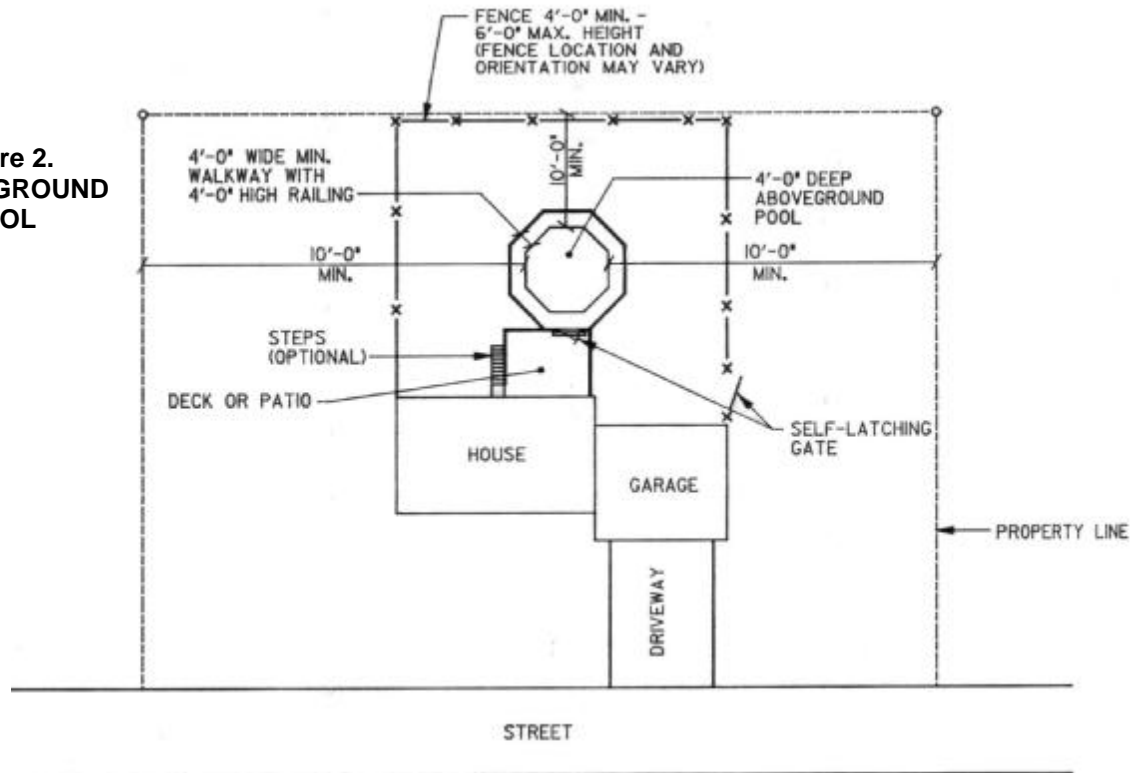


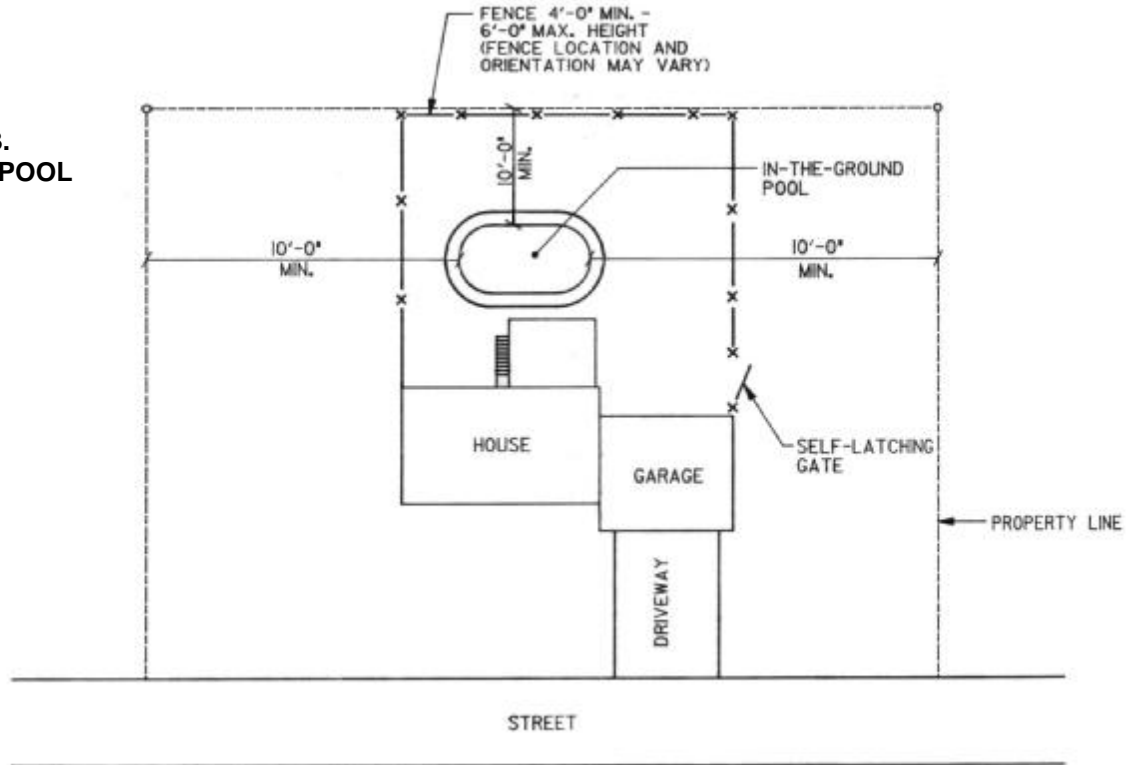
Figure 2.  
ABOVE-GROUND  
POOL





### SWIMMING POOL AND HOT TUB POLICY

**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

Brent J. Leib, President - Board of Directors