

**TWIN CHIMNEYS
HOMEOWNERS ASSOCIATION
GUIDELINES FOR PRIVATE SWIMMING POOLS**

BE IT KNOWN, that the Board of Trustees of the Twin Chimneys Homeowners Association, acting as the Architectural Committee and under the authority granted under the Declaration of Twin Chimneys hereby adopts the following resolution regarding swimming pools:

1. No swimming pool may be installed without the prior submission of written plans and specifications which shall include the pool's type, dimensions, colors, materials, location, other structures and fencing. All approvals or rejections shall also be communicated to the Lot Owner in writing.
2. Each decision of this Board naturally will be made on a case by case basis; however, this Board will attempt to apply equal standards to all Lot Owners.
3. The standards used by this Board are ensure that the general safety and health of all other Lot Owners and the quality of such pools and aesthetic value to the entire development of Twin Chimneys are protected. As such, this Board will consider but shall not be limited to the following:
 - a. Type of Pools: In-ground swimming pools shall be permitted. Above ground swimming pools, whether of a permanent or temporary nature, shall not be permitted.
 - b. Dimensions: The dimensions of any pool shall not exceed one-half (1/2) of the square footage of the rear lot.
 - c. Colors: Various shades of white, blue and gray shall be used. Fluorescent, neon and other such colors shall not be used.
 - d. Materials: Concrete, stone, fiberglass other similar type materials, provided they are of equally high quality with the other building materials used throughout Twin Chimneys shall be used.
 - e. Location: Pools shall be installed only in the rear or backyard of any lot (not in the front or side yards) and shall not be located any closer than ten (10) feet from any property lines. No pool shall be located on any easement.
 - f. Other Structures: No slides, diving boards or other pool component or structure may extend more than five (5) feet above the pool surface. Any pump station shall be hidden from view by an appropriate screening and shall be properly suited for and well-maintained to prevent the emission of loud noises or negative smells to the surrounding lot owners.
 - g. Fences: Within thirty (30) days after a pool is in working order, the lot owner of any pool shall install a privacy fence fully enclosing the rear or backyard of the lot. Said fence

shall be 48" high and shall otherwise conform with the fence regulations of Twin Chimneys and local municipality regulations.

4. After installation, any pool owner shall properly and timely repair, maintain and/or replace the pool itself and/or any pool component or structure to ensure that the general safety and health of all other Lot Owners and the quality of such pools and aesthetic value to the entire development of Twin Chimneys are protected. This shall include, but be limited to, to the proper covering to winterize or maintain the pool throughout the Winter.

5. In addition to the above, all pools, pool components or structures, pump station screening and fencing, of course, shall also be subject to any and all municipal, county, state or federal rule or regulation.

6. This Swimming Pool Resolution shall not apply to "Kiddie Pools" which are allowed. By "Kiddie Pool", the Trustees mean a small, one-piece pool measuring eight (8) feet or less in diameter and two (2) feet or less in depth or wall height and which are without a pump system and ladder and which are temporary in nature.