



Rules & Regulations Concerning Swimming Pools

- 1) Swimming pools must be in conformity with the MBA Restrictive Covenants.
- 2) Pools must comply with the setback requirements and be located at least twenty-five (25) feet from the rear property line and at least ten (10) feet from any side property line. [Sect. (2)(2.2)]
- 3) Pools are not allowed forward of the front parallel of the principle structure.
- 4) Every swimming pool must be protected by a safety fence or barrier at least four (4) feet in height. Fences may be up to six (6) feet in height. Any portion of the fence between four (4) and six (6) feet high shall contain repeated patterns of openings equal to at least 50% of the said area of such a fence. Fencing may be wood, stockade wood, wrought iron or vinyl/pvc. [Sect.(6.6)(b)]
- 5) Gates in the safety fence must be self-closing and self-latching.
- 6) All pool equipment must be fully screened.
- 7) Above-Ground Pools that are temporary in nature are prohibited. [Sect. (9.3)]
- 8) In-Ground Pools:
 - a. There must be a walk space or apron at least five (5) feet wide surrounding all sides of the pool. This walk space/apron may intrude on the rear and/or side setbacks. Any portion of the walk space/apron that intrudes on the setback(s) must be of a pervious surface. [Sect. (2)(2.2)]
- 9) The total footprint of all structures on any lot shall not exceed forty-five (45%) of the area of such lot. [Sect. (6)(6.1)]
- 10) Submission of the appropriate Building Permit application will be required to begin the approval process. Corresponding fees and deposits may apply. [Sect. (4.2)]
- 11) Plot plans are required to be submitted along with the "Construction Large Projects" and other required documentation for the approval process. Such plot plan will be a prepared survey or scaled drawing of the property with the proposed locations of the swimming pool and all current structures on the property. The plot plan will show:
 - a. The overall dimensions of the property;
 - b. Street labeled;
 - c. Location of existing structures and proposed location of swimming pool and its dimensions;
 - d. Location and dimensions of the surrounding walk-way;
 - e. Distance from the pool to the rear and side setbacks;
 - f. Distance from the surrounding walk-way/apron to the rear and side setbacks.

Approved by the MBA Board ~ May 2017 / MC