



May 2026

Rules & Regulations Concerning Swimming Pools

- 1.) Swimming pools must be in conformity with the MBA Restrictive Covenants.
- 2.) Swimming pools are considered a structure.
- 3.) Pools must comply with the setback requirements. See [Sect. (2)(2.2)] of the MBA Restrictive Covenants.
- 4.) Pools are not allowed forward of the front parallel of the principal structure.
- 5.) 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. See [Sect.(6.6)(b)] of the MBA Restrictive Covenants.
- 6.) Gates in the safety fence must be self-closing and self-latching.
- 7.) All pool equipment must be fully screened.
- 8.) Above-Ground Pools that are temporary in nature are prohibited. See [Sect. (9.3)] of the MBA Restrictive Covenants.
- 9.) In-Ground Pools: 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. See [Sect. (2)(2.2)] of the MBA Restrictive Covenants.
- 10.) The total footprint of all structures on any lot shall not exceed forty-five (45%) of the area of such lot. See [Sect. (6)(6.1)] of the MBA Restrictive Covenants.
- 11.) Submission of the appropriate Building Permit application will be required to begin the approval process. Corresponding fees and deposits may apply. See [Sect. (4.2)] of the MBA Restrictive Covenants.
- 12.) Plot plans are required to be submitted along with the "Construction Large Projects" permit application 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 must show:
 - The overall dimensions of the property
 - Street labeled
 - Location of existing structures and proposed location of swimming pool and its dimensions
 - Location and dimensions of the surrounding walkway
 - Distance from the pool to the rear and side setbacks
 - Distance from the surrounding walkway/apron to the rear and side setbacks