

Spring Acres Hills Homeowners Association Definition of Above Ground Pools

Over the past year, the Board of Directors has attempted to handle a number of issues and questions concerning the definition of what constitutes an "above-ground pool." The Declaration of Covenants states:

*5-5. Exposed laundry poles and lines are prohibited on any lot. No radio, television or tower of any kind shall be erected on any lot except as allowed by the Declarant. One mesh style satellite dish antenna may be placed on a lot only with prior approval of the Developer or Association which shall be substantially landscape screened from public view. **No above-ground pools shall be erected on any lot.***

Based on what is stated in the Covenants, the Board of Directors will interpret an "above-ground pool" to be:

1. Any above-ground pool with a depth (height of side of pool to the ground) greater than 18 inches
2. Any above-ground pool which uses a pump and/or filtration system
3. Any above-ground pool large enough to require a ladder or stairs for ingress and egress

**** This definition does not amend section 5-5 of the Declarations of Covenants and Restrictions ****

It is the opinion of the Board of Directors that any pool meeting or exceeding any of these criteria (individually), will be considered an "above-ground pool" as specified in section 5-5 of our declarations of covenants - forcing the Board of Directors to take action(s) to have the pool removed, and if necessary subject to fines as outlined in our "Violations and Fine Policy."

It is the opinion of the Board of Directors that the covenants do not prohibit hot tubs.