

REQUIREMENTS

A. DECK (BACKYARD ONLY. REFER TO TYPICAL LAYOUT)

1. SKETCH : DETAILED AND TO SCALE. LOCATE THE DECK ON CURRENT SURVEY.
2. MATERIAL: PRESSURE TREATED OR WEATHER RESISTANT WOOD
3. LOCATION: 25'-0" FROM THE OUTERMOST EDGE OF THE DECK TO THE END OF THE BACKYARD, 8'-0" MINIMUM FROM THE OUTER MOST EDGE TO THE SIDE LOT LINES (2" DECK EXTENSION PER 1' OF SPACE RULE APPLY).
4. OTHER : ALL DECKS 30" OR HIGHER MUST HAVE RAILING ATLEAST 30" HIGH. THE POST HOLES MUST BE ATLEAST 42" DEEP. LOCATE POSITION OF POST HOLES ON THE SKETCH.

B. POOL (BACKYARD ONLY. REFER TO TYPICAL LAYOUT)

1. SKETCH : DETAILED AND TO SCALE. LOCATE THE POOL ON CURRENT SURVEY.
2. MATERIAL: SUBJECT TO APPROVAL. MUST SUBMIT DETAILED MATERIAL LIST (OR CONTRACTOR'S PROPOSAL).
3. LOCATION: APPROXIMATELY IN THE CENTER OF THE BACKYARD, MINIMUM 10'-0" FROM ALL LOT LINES, AND MAXIMUM 16'-0" FROM THE HOUSE OUTLINE. LOCATION SHOULD ALSO SATISFY POOL SECURITY FENCE REQUIREMENTS.
4. OTHER : POOL SHOULD NOT BE VISIBLE FROM THE FRONT OF THE HOUSE OR NEIGHBOR'S WINDOW (STRAIGHT LINE VIEW). ADD LANDSCAPING TO COCEAL THE FENCE TO PROVIDE SOUND BARRIER AS WELL AS ENHANCE YARD APPEARANCE. THE REMOVAL OF MATURE TREE (6" OR LARGER) REQUIRE BOARD'S APPROVAL. CORNER LOT WILL REQUIRE ADDITIONAL SPACING FROM THE LOT LINE TO THE POOL. ODD-SHAPE LOT MAY REQUIRE VARIANCES.

C. FENCE (FOR SECURING POOL ONLY. REFER TO TYPICAL LAYOUT)

1. SKETCH : DETAILED AND TO SCALE. LOCATE THE FENCE ON CURRENT SURVEY.
2. MATERIAL: WROUGHT IRON OR SIMILAR LOOKING (MUST SPECIFY ON THE SKETCH OR SUBMIT CONTRACTOR'S PROPOSAL)
3. HEIGHT : MAXIMUM 6'-0" AND MINIMUM 4'-0"
4. LOCATION: 8'-0" MINIMUM FROM ALL LOT LINES AND MAXIMUM OF 8'-0" FROM THE EDGE OF THE WATER
5. OTHER : ALL ACCESS TO THE POOL MUST BE SECURED WITH THE USE OF APPROVED SELF LATCHING GATES

D. OTHER FENCES (SUBJECT TO BOARD'S APPROVAL)

1. SKETCH : DETAILED AND TO SCALE. LOCATE THE FENCE ON CURRENT SURVEY.
2. MATERIAL: PRESSURE TREATED OR WEATHER RESISTANT WOOD (OTHER MATERIAL SUBJECT TO BOARD'S APPROVAL)
3. HEIGHT : MAXIMUM 6'-0"
4. LOCATION: 8'-0" MINIMUM FROM ALL LOT LINES
5. OTHER : ERACTING OTHER FENCES SUCH AS ORNAMENTAL FENCE FOR LANDSCAPING, PRIVACY FENCE FOR A HARDSHIP CASE (E.G. BLOCKING UNSIGHTLY VIEW), MUST BE SUBMITTED FOR APPROVAL. THE ARCHITECTURAL REVIEW COMMITTEE WILL REVIEW EACH APPLICATION AND MAKE THEIR DECISION BASED ON INDIVIDUAL SET OF CIRCUMSTANCES. HOWEVER, THE RULE REGARDING FENCE IN GENERAL, WILL APPLY.

NOTES:

1. THE ABOVE REQUIREMENTS WILL PERMIT HOMEOWNERS ON ADJASCENT PROPERTIES THE OPPORTUNITY TO CONTINUE TO ENJOYING THE USE OF THEIR YARD WITHOUT NTERFERNCE AND NOISE TYPICLLY CREATED BY POOLS. THE HOMEOWNER ASSOCIATION BOARD RECOGNIZES THAT EACH INDIVIDUAL SET OF CIRCUMSTANCES (LOT LOCATION, LOT SIZE, ESTABLISHED TRRES, TERRAINS, ETC.) MAY REQUIRE SLIGHT DEVIATION FROM THESE REQUIREMENTS. THE BOARD IN ITS DELIBRATIONS WILL HOLD TO ITS PRIMARY OBJECTIVE IN GRANTING THESE VARIANCES.
2. YOU MUST OBTAIN APPROVAL FROM THE CITY AFTER YOU HAVE OBTAINED THE APPROVAL ON YOUR REQUEST FROM THE ABBEY KNOLL ARCHITECTURAL REVIEW COMMITTEE BEFORE STARTING ANY CONSTRUCTION OR WORK.