

Vista Ridge Homeowner's Association

Pool and Spa Policy

WHEREAS, ARTICLE VIII, Section 8.8 of the Declaration of the Vista Ridge Estates Planned Community Homeowners Association ("Association") provides that the Board of Directors has authority to approve or deny installation of any playhouse, treehouse, tool house, greenhouse, gazebo, or outbuilding or structure of any type detached from a dwelling, or children's play equipment or recreational equipment and a duty to ensure compliance with all Rules and Regulations Adopted by the Association as well as all applicable Adams Township Ordinances.

WHEREAS, The Executive Board reserves the right to prohibit any of the same if, in the opinion of the Executive Board, it would constitute a nuisance to Owners of other Lots within the Plan.

WHEREAS, The Board of Directors wishes to expand upon Article VIII, Section 8.8 to include the specific terms regarding the construction of pools and hot tub/jacuzzi spas/swim spas.

THEREFORE, BE IT RESOLVED that the following guidelines are to be followed regarding the installation of pools and hot tub/jacuzzi spas/swim spas.

Pool(s):

Design: All pools constructed must be "in ground" in design and will be the only pool design allowed within the Vista Ridge Estates Planned Community Homeowners Association. "In ground" is defined as having all 4 sides or borders of the pool under earth. (subsurface or below the ground surface level)

Setback requirements: Minimum 10 ft from all property lines and easements or buffer yards. This includes any hardscape border around the pool.

Location: Pool must be set behind the house or in the side yard of the house and behind the front-line boundaries of the house as defined by Adams Township.

Fencing: Homeowner must provide a fence around the pool that follows Adams Township minimum pool fencing requirements and the fence should be designed and approved by the Vista Ridge Estates Board of Directors in accordance with the Vista Ridge Estates Planned Community Homeowners Association Fence Policy.

Soil Excavation: Homeowner cannot alter the terrain of the lot for pool installation in a manner by which it increases any water drainage to an adjacent yard. Homeowner is responsible for mitigation of this drainage issue if it occurs. Any removal or addition of soil must follow the appropriate Adams Township permitting process and approval.

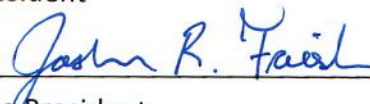
Hot Tub/Jacuzzi Spas/Swim Spas:

Hot tub/jacuzzi spas/swim spas will be permitted, subject to Vista Ridge Estates Planned Community Homeowners Association Rules. All hot tub/jacuzzi spas/swim spas must be installed or placed on decking/cement/paver stones or like material. Homeowner shall locate the unit behind the front-line boundaries of the house as defined by Adams Township. Only one unit per home is permitted. The homeowner shall ensure the unit is properly installed, maintained, and secured such, for the health and safety of all users. All hot tub/jacuzzi spas/swim spas will be kept in good working order by the homeowner, locked when not in use, and not detract from the general appearance of the community.

Adopted this the 17th Day of June, 2022



President



Vice President



Secretary