

Architectural Guidelines for Swimming Pools and Hot Tubs

The architectural guidelines for swimming pools and hot tubs, like those for fences, must balance the needs of the property owner with the community goals of maintaining architectural integrity and openness when the property is viewed from either the land or the waterway. In addition, the location of pools is often dictated by the geography or slope of the lot, and pools and hot tubs must be constructed or installed according to the NC Residential Code. The biggest impact of the latter on the neighborhood architecture is the requirement that all pools (and some hot tubs) must be enclosed with a fence four feet high or more. As this is in conflict with our fencing guidelines for waterfront lots, special guidelines for pool fences are given below.



The following are guidelines for property owners who desire to install a swimming pool or hot tub on their property.

General Guidelines:

1. Swimming pools should be of moderate size and sited with minimal disruption of the natural grade. They should be located at the rear perimeter of the house, to the extent the terrain allows.
2. Hot tubs must be located in the rear of the house.
3. Swimming pools and hot tubs must be constructed, fenced and gated according to the NC Residential Code. (Details are available from the county building inspectors' office in Hertford.)
4. Swimming pools must be in-ground, although addition of fill dirt may be necessary to achieve proper grade. Above-ground pools are not allowed.
5. Hot tubs must be equipped with a safety cover that complies with the NC Code, so that they do not have to be fenced.

Specific Guidelines:

6. Fencing Guidelines for Pools

- A. Because pools generally cover a relatively large area and must be located where the natural grade allows, pool fencing may extend beyond the rear perimeter of the house.
- B. To create a less obstructive barrier, pool fences may be run along the perimeter of the property and (must) extend to the water. In this case, the water forms part of the required barrier instead of additional fencing.
- C. All other guidelines for fences, including, style, materials and type still apply.

7. Filtration Equipment

Filtration equipment must be screened from view with a low fence or screen or by landscaping.

8. Approval Process

All plans for installing pools or hot tubs must be submitted to the architectural committee for approval along with the "Building Approval Form" before applying for a building permit. In addition, the property owner must complete the "Notice of Intent to Install a Swimming Pool or Hot Tub" form and supply a copy to the owners of each adjoining lot. The owner must describe his plans including pictures or drawings. Adjoining lot owners should complete the section for adjoining lot owners and sign and return the form within 30 days. The entire package must be submitted to the architectural committee for review and final approval. The property owner may appeal to the Board if the committee disapproves the submittal.