

C. SITE STANDARDS

16. Miscellaneous

e. Swimming Pool Standard

This standard was developed to allow TrailMark homeowners and residents to enjoy their property while limiting the impact to the properties surrounding them. It is imperative that the installation of this improvement is in balance with community aesthetics and safety.

A swimming pool must meet all state, county, local, and TrailMark requirements. Consistent with TrailMark covenants, HOA approval is required for swimming pools with the exception of a “splash” pool, as defined below.

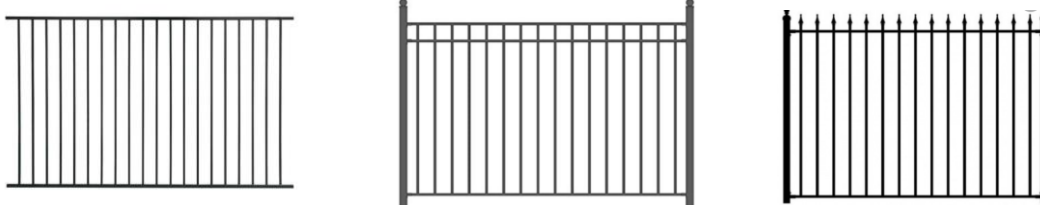
Only in-ground swimming pools are allowed in TrailMark. Children’s pools often referred to as “splash” or “kiddie” pools, are defined as less than 8 feet in any dimension, and a depth no greater than eighteen inches (18”), measured from rim to lowest point. Children’s pools do not require DRC approval.

In-ground Swimming Pool:

1. Location: The in-ground pool is allowed in the backyard only.

2. Fencing:

- a. At a minimum the fencing shall meet all state and local regulations (Colorado State, City of Littleton, and Jefferson County), in addition to the TrailMark guidelines.
- b. Pool fencing must be sixty inches (60”) in height.
- c. Fencing shall be equipped with a self-closing and latching gate.
- d. The fence will be metal with straight, vertical balusters. Design, materials and color must be submitted. Below are examples of pool fencing that meet the Design Guideline.



3. Setbacks:

- a. Rear setback – 20 feet from the rear property line to the swimming pool fence.
- b. Side setback – 10 feet from the side property line to the swimming pool fence.

4. Equipment:

- a. A filtration system must be installed to ensure clean, safe water.
- b. Pool equipment must be screened/surrounded from view by neighboring properties, with a buffer such as a shed or evergreen shrubbery to reduce noise.
- c. Pool equipment must be kept in good repair.
- d. Pool equipment must be located in the rear yard.
- e. Pool equipment must be set back at least 10 feet from the side property line and 20 feet from the rear property line.
- f. Heaters and pumps may not be modified due to the risk of overload and fire.
- g. Neither diving boards nor slides are permitted.
- h. Pool cover: Pool cover must be designed for pool use. Tarpaulins/tarps are not permitted.

5. Maintenance:

- a. Pools must be maintained in good condition, kept free from debris, and covered when not in use.
- b. Pools may not be drained in a manner in which the drainage will impact an adjacent property.

- c. Pools must be drained per local government regulations.
 - d. Pools should not be filled during mandatory water restrictions.
 - e. Homeowner must follow all state and local laws for water treatment (Colorado State, City of Littleton, and Jefferson County)
6. Landscaping:
- a. Pools shall be screened from view by adjacent properties and open space, with evergreen trees or shrubs.
 - b. A screening plan must be part of the submission and approved by the DRC.
7. Insurance:
- a. The homeowner is responsible for providing proof of insurance annually to the community management company.
 - b. Homeowners can be held liable for any damages to persons or property. Such liability is considered a private matter between the pool owner and others affected by it.
8. Design Review Committee approval is required prior to the installation of a swimming pool. Submitted plans must include, but may not be limited to, the following information:
- a. A professional property survey with the swimming pool, decking, landscaping, fencing, structures, and equipment annotated
 - b. Dimensions of all improvements:
 - 1) Swimming pool: length, width, depth
 - 2) Deck: length, width, depth
 - 3) Equipment structures: height, width, depth, distance from property lines
 - 4) Fence: length, width, height, distance from pool water line, distance from property lines
 - c. Setbacks of all improvements:
 - 1) Rear
 - 2) Side
 - 3) Structure
 - d. Materials of all improvements:
 - 1) Pool
 - 2) Deck
 - 3) Fence design
 - 4) Locking gate
 - e. Color of all improvements:
 - 1) Pool surface
 - 2) Deck surface
 - 3) Equipment structures
 - 4) Fence
 - f. Landscaping
 - 1) Design
 - 2) Plants
 - 3) Distance from property lines
 - g. Installation company
 - h. Equipment specifications
 - i. Water capacity in gallons