

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, environment and wildlife, 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.

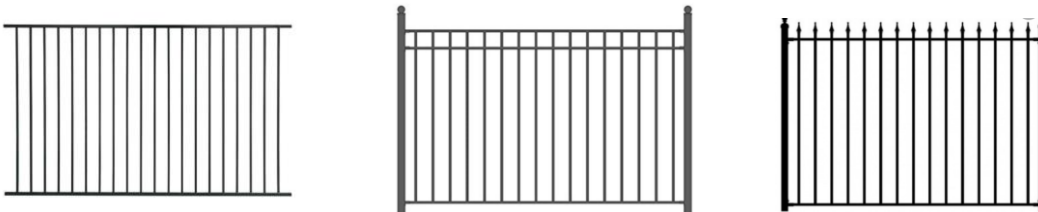
Only in-ground swimming pools are allowed in TrailMark. Children’s pools often referred to as “splash” or “kiddie” pools, do not require DRC approval.

Definitions:

1. In-ground residential swimming pool: A permanently installed accessory to a residential setting, entirely built into the ground, and whose top edge may not be higher than the height of the pool deck. The swimming pool is designed to hold water to enable swimming or other leisure activities. It is intended for use and available only to the household and its guests.
2. Splash/kiddie pool: Children’s pool, less than 8 feet in any dimension, and a depth no greater than eighteen inches (18”), measured from rim to the lowest point.
3. Deck: A pool deck is the immediate area around the pool, most commonly made of concrete. Also known as a pool patio, this is the solid space where one might place pool/backyard furniture. The deck creates the look and style of the entire swimming area.

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 permanent, sixty inches (60”) in height and constructed in accordance with State of Colorado law and City of Littleton ordinance.
 - c. Fencing shall be equipped with a self-closing and self-locking gate.
 - d. The fence will be metal with straight, vertical balusters/pickets. A maximum four inch (4”) opening between balusters/pickets is allowed.
 - e. The balusters/pickets will be powder coated either black or dark brown.
 - f. 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 such as pumps, must be enclosed in a soundproof structure. Other pool equipment must be screened/surrounded, from view by neighboring properties, with a buffer such as a shed or evergreen shrubbery to reduce noise and/or unsightly appearance.
- 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. Diving boards, raised platforms, and/or slides are not permitted.
- h. Pool cover:
 - 1) Pool cover must be designed for pool use.
 - 2) Tarpaulins/tarps are not permitted.
 - 3) Cover must adhere to City and TrailMark standards and shall cover the water at all times that the pool is not in use.

5. Maintenance:

- a. Pools must be maintained in good condition, kept free from debris, and covered/secured 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. Due to the potential impact to vegetation and wildlife, pool water may not be drained into common areas or open space, at any time.
- e. Pools shall not be filled during mandatory water restriction periods.
- f. 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, and growth development projections, must be part of the submission and approved by the DRC.
- c. Consideration must be given for neighbor lines-of-sight.

7. Insurance:

- a. The homeowner is responsible for securing and maintaining an insurance policy that covers the in-ground pool.
- 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 by a registered land surveyor is required, 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
 - 5) Consideration must be given for neighbor lines-of-sight.
- 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
 - 5) Structures
- e. Color of all improvements:
- 1) Pool surface
 - 2) Deck surface
 - 3) Equipment structures
 - 4) Fence
 - 5) Structures
- f. Landscaping
- 1) Design
 - 2) Plants
 - 3) Distances from property lines
- g. Installation company
- h. Equipment specifications
- i. Water capacity in gallons
- j. Project scheduling