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Please carefully read the following bylaw amendment and guidelines to be discussed that could be adopted by the board upon an affirmative community vote.

Section 6.20 Swimming Pools, Tennis Courts, Basketball Courts and Other Structures.

No swimming pools, tennis courts, basketball courts and/or other similar recreational structures shall be constructed on any Unit unless first approved in writing by Developer, until such time as Developer or its designated representative has resigned as the directors of the Association, and thereafter by the Association. Any swimming pool or similar structure that has been approved in writing by Developer or the Association shall be constructed in accordance with all applicable local ordinances and/or state laws. **No above ground swimming pools in excess of one (1) foot above grade shall be permitted.**

Swimming pools, tennis courts, basketball courts., whirlpools, hot tubs and other similar recreational structures, if permitted in writing by Developer or the Association, shall be screened from any street lying entirely within the Project by wall, solid fence, evergreen hedge or other visual barrier as approved in writing by Developer or the Association and in compliance with all laws and governmental regulations and ordinances pertaining thereto.

Swimming pools, will be allowed only after prior written approval is obtained from the Board of Directors. Co-owners desiring to install a swimming pool must first submit detailed plans and specifications along with their Plan Submittal and Request for Construction Activity Approval form including a drawing on the plot plan for their lot. Approval of such requests shall be subject to compliance with the Bylaws and any Rules and Regulations adopted by the Board. All swimming pools must be installed and maintained in accordance with the Association's "Swimming Pool Guidelines," all applicable codes and restrictions of the State of Michigan, the County of Macomb, and the Township of Chesterfield. Any and all required governmental permits shall be obtained by the requesting Co-owner before any work is commenced. The Association's Swimming Pool Guidelines may only be amended by the affirmative vote of a majority of those Co-owners in good standing.

All decks must be located in the rear yard of a Unit and must otherwise comply with all applicable rear yard setback requirements imposed by the Township. ALL air conditioning, compressor units shall be located in either the side or the rear yard of a Unit adjacent to the dwelling and must be screened from any street lying within the Project by evergreen hedge or other visual barrier as approved in writing by Developer and/or the Architectural Control Committee. No through-the-wall or through-the-window air conditioners shall be permitted within the Project.

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Swimming Pool Guidelines:

In addition to conforming with all applicable codes and restrictions of the State of Michigan, the County of Macomb, and the Township of Chesterfield, all swimming pools must adhere to the following guidelines:

1. All swimming pools shall be installed only in the rear yard of the unit.
2. Swimming pools must be of a permanent design. No temporary-style pools. (Does not pertain to kiddie pools that are designed to be emptied daily)



ALLOWED



ALLOWED



NOT ALLOWED



NOT ALLOWED

3. All swimming pools must have at least a one-foot decorative/landscaping border surrounding the pool to avoid damaging the pool while mowing/weed whipping and may have a height of up to 54".



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4. All yards with swimming pools shall be enclosed by a four-foot (4') black aluminum fence OR a six-foot (6') privacy fence that conforms to the Association's Architectural Guidelines.
5. All swimming pools must have a fully operational water filtration system.
6. Swimming pools must be opened, maintained (free of rust and debris, and chemically treated for water quality, etc) and covered and winterized each season.
7. All maintenance and repair of the pool, filtration, and any other accessories will be the co-owner's responsibility.
8. A copy of all township permits must be supplied to the HOA prior to construction beginning.
9. If a pool is removed from the yard, the area where the pool was located must be landscaped within 6 months, weather permitting.

Swimming pools will be allowed only after prior written approval is obtained from the Board of Directors. If approved, the Co-owner(s) must execute a recordable Plan Submittal and Request. Approval of such requests shall be subject to compliance with the Condominium Bylaws and any Rules and Regulations adopted by the Board. Co-owners desiring to install a swimming pool must first submit detailed plans that include the plot plan of the co-owner's lot and specifications along with their modification request to the Board of Directors. If access to any common element is required during the installation of a pool the co-owner must attain a surety bond to ensure coverage for costs of any damage to common elements.

All in-ground and above-ground swimming pools must be installed and maintained in accordance with the Association's "Swimming Pool Guidelines," all applicable codes and restrictions of the State of Michigan, the County of Macomb, and the Township of Chesterfield. Any and all required governmental permits shall be obtained by the requesting Co-owner before any work is commenced. The Association's Swimming Pool Guidelines may only be amended by the affirmative vote of a majority of those Co-owners in good standing.