

ADDITIONAL RULES AND REGULATIONS RELATING TO PROPERTIES¹



ARC Rules and Regulations for Pools²

Approved on April 25, 2022

ARAs are available from the WLCA website www.mywaterfordlakes.org or from the WLCA office. External property improvement may not be started until the (1) homeowner submits Architectural Review Application (ARA), (2) the local Neighborhood Architectural Review Committee (ARC), if applicable, and the WLCA ARC approve the ARA, and (3) the homeowner receives a letter of approval from WLCA. If no response is received from WLCA after 30 days have elapsed from the receipt date stamped by WLCA, the ARA application is considered approved.

What These Rules Cover:

This guideline covers in-ground and above-ground pools. Pool decks and pool walkways are not covered because only the homeowner can see them.

Also see:

- Rules and Regulations for Fences for information about perimeter fences and decorative fences.
- Rules and Regulations for Screens and Screen Enclosures for information about screen enclosures.
- Rules and Regulations for Backyard Structures for information about pergolas, shade sails (also called sun sails), and other pool-associated shade structures.
- Rules and Regulations for Screens and Screen Enclosures.
- Rules and Regulations for Solar Panels for information about solar panels for water heating.

Basic Information:

1. Applicants must comply with the present Rules and Regulations as well as any applicable provisions contained in the governing documents of the neighborhood HOA for the subject property. For additional information which may impact the type of improvements described herein, please see the WLCA Amended Declaration, Article IX. For additional information, please see the WLCA Amended Declaration, Article IX, Section 1-AA (Swimming Pools and Tennis Courts).
2. Pools and pool area modifications including fences must conform to Florida Building Codes and require Orange County building permits.
3. Call 811 and have utilities marked before digging in your yard; this is required by law.

¹ The WLCA declaration, as amended from time to time (the current version of which will be referred to as the "WLCA Declaration"), contains certain rules and regulations relating to properties that are subject to the WLCA Declaration. The WLCA Declaration permits the board of directors to adopt additional rules and regulations relating to properties that are subject to the WLCA Declaration. The present document reflects some of those additional rules and regulations.

² The requirements for Pools were formerly reflected in "ARC Guidelines for Pool". The requirements are now contained in the present "ARC Rules and Regulations for Pools".

4. For corner lots, the front yard is defined as the portion of property in front of the front door. The back yard is defined as the side of the property opposite the front yard.

Rules for Modifications:

5. Pools are only permitted in the back yard. If there is no screen enclosure around the pool, refer to county code fencing requirements.
6. Fuel storage tanks shall either be buried or hidden from view at ground level by a decorative fence or landscape material(s).
7. Pool mechanical equipment shall be shielded from view at ground level by landscaping or decorative fences.

What Is Needed for the Architectural Review Application:

8. Completed Application.
9. Plat/Survey Plan showing location and dimensions of pool, pool equipment, solar panels, fuel storage tank, and the deck or walkway to or around the pool.
10. The size of the pool, and the deck or walkway to, or around, the pool. Provide dimensions of these improvements and describe, or provide, samples of their finishes.
11. If a new fence or screen enclosure is planned, a completed Fence Application or Screen Enclosure Application shall accompany the Pool Application.
12. If new solar heating is planned, excluding solar pool covers, a completed Solar Panel Application shall accompany the Pool Application.
13. A completed and signed Access Agreement or Easement Agreement is required if it is necessary to use a neighbor's property to access the construction site.