

# HIGH POINT RANCH PROPERTY OWNERS ASSOCIATION

Architectural Control Committee

[acc@myhighpointranch.org](mailto:acc@myhighpointranch.org)

## Minimum Construction Standards for Pool

The Architectural Control Committee has adopted the following Minimum Construction Standards for a Pool:

1. Construction of the Pool and Related Improvements shall not commence until obtaining the prior written approval of the Architectural Control Committee. (4.01)
2. Above ground swimming pools are not allowed. (3.25) Self contained Hot Tubs or manufactured pools less than twenty four inches (24") in depth are not considered to be an above ground pool.
3. The Pool and related improvements may be built after or while the Main Dwelling is being built.
4. The Pool may not be located within any utility or drainage easement. (3.12)
5. The Pool may be located within the side and rear building setback lines as long as that portion of the pool has no permanent structure built above the pool deck. (3.12)
6. No portion of the pool or related improvements to be constructed in front of the Main Dwelling. (3.12)
7. The Pool and/or overflow drains are to be piped into the ditch in the front of the Lot or other approved drainage area. The pool drain fall-out to be terminated through a concrete pad constructed flush with the slope of the ditch so as not to interfere with the maintenance or mowing of the ditch. (3.12)
8. The Pool Equipment and Propane Tank (if added for pool heating) are to be concealed from view by common areas or adjacent Lots by use of plantings or placement on the Lot.
9. Improvements to the Lot cannot interfere with the established drainage pattern over the Lot from adjoining or other Lots. "Established drainage" is defined as the drainage which existed at the time that overall grading of the Subdivision was completed by the Developer. (3.13a)
10. Improvements to the Lot to include finish grade of the Lot to establish good drainage from the rear of the Lot to the front street or from the building site to the front and rear of the Lot as dictated by existing drainage ditches, swales, and lakes. (3.13b)
11. Installation of a Fence around the Pool is recommended.
12. Notification to your insurance company of construction of the pool is recommended.
13. See Minimum Construction Standards – Rules & Regulations.

The Architectural Control Committee reserves the right to grant a variance from these Minimum Construction Standards.

These Minimum Construction Standards are effective upon recordation in the Public Records of Rockwall County, and supersede any guidelines or standards which may have previously been in effect. Except as affected by these Minimum Construction Standards, all other provisions contained in the Declaration of Covenants, Conditions and Restrictions for High Point Ranch - Sections One and Two or any other dedicatory instruments of the Association shall remain in full force and effect.

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Per the Declaration of Covenants, Conditions and Restrictions for High Point Ranch, Article IV:

The sole authority for determining whether construction plans and specifications for proposed Improvements are in compliance with the provisions of the Declaration as to quality and color of materials, drainage, harmony of external design and color with existing and proposed structures, and location with respect to topography, finished grade elevations and other relevant factors, rests with the Architectural Control Committee. (4.01b)

The Architectural Control Committee may from time to time promulgate an outline of minimum acceptable construction standards. Such outline will serve as a minimum guideline only and the Architectural Control Committee shall not be bound thereby. (4.05)

The Architectural Control Committee may be contacted at: [acc@myhighpointranch.org](mailto:acc@myhighpointranch.org)