

RULE FOR SWIMMING POOLS (Revised 9/21/04)

ADOPTED AT OCTOBER 2004 BOARD MEETING

LAKE TALLAVANA COMMUNITY

The Architectural Control Committee (ACC) of the Tallavana Homeowners Association, at its meeting of September 7, 2004, recognizing that no rules on the construction of swimming pools have been adopted, has promulgated rules for in-ground and above-ground swimming pools for the Lake Tallavana community. The Committee hereby recommends adoption of the following proposed rules to the Board of Directors.

I. IN-GROUND OR PARTIALLY IN-GROUND SWIMMING POOLS

A. In-ground or partially in-ground swimming pools must comply with the following:

(1.) In-ground or partially in-ground swimming pools must be fenced according to the Laws of Florida and Gadsden County.

(2.) In-ground or partially in-ground swimming pools are prohibited from being constructed in buffer zones(30 feet front and rear of lot and 10 feet on each side of lot.).

(3.) In-ground or partially in-ground swimming pools must not be placed in the front yard facing the street.

(4.) If an above-ground pool is partially in-ground, the Laws of Florida and Gadsden County apply with respect to fencing and to the exposed part of the poolside, which shall be concealed with shrubbery(bushes), in accordance with II., B. below.

II. ABOVE-GROUND SWIMMING POOLS. The follow rules apply to the construction and maintenance of above-ground swimming pools:

A. Above-ground swimming pools are not permitted to be placed in the front yard facing the street.

B. Above-ground swimming pools must be encircled with shrubbery (bushes), maintained, with expected growth height equal to the top of the poolside within three years, and/or ACC approved fencing and decking around the pool sides in order to conceal the sides of the pool.

C. Above-ground swimming pools must not be located in the lot's buffer zone(30 feet front and back; 10 feet on each side of the lot).