

Guidelines for Private Swimming Pool and Spa Construction in Lost Springs Ranch (LSR)

LSR Covenants and Restrictions do not prohibit swimming pools, spas, or hot tubs at LSR residences. The following guidelines have been adopted by the LSR Architecture Committee and approved by the LSR Board of Directors. To our knowledge all private pools, spas, and hot tubs installed in LSR to date meet these requirements:

- 1) Plans and specifications along with a plat map showing location of the pool and related equipment must be submitted to the LSR Architecture Committee for review and approval prior to the start of any construction
- 2) Pools may be in-ground construction of concrete, gunite, or fiberglass. Above ground pools with full enclosure of the pool siding and structure with wood or stone surrounds are also allowed
- 3) All pools are to be located as directly behind the LSR residence in question as possible, or in the least visible location from neighboring properties and LSR streets
- 4) All pools, pool equipment and plumbing should be protected by appropriate property, yard, or pool fencing and equipment and plumbing should be shielded from view by solid fencing (wood or stone) to improve appearance and reduce sound emitted by pumps, filters and related pool equipment
- 5) The initial fill of any pool must be done through an outside water source and not through the LSR Water Supply Corporation.
- 6) During applicable drought restriction or allocation cutback periods, pools may not be refilled through the LSR Water Supply Corporation
- 7) Prior approval is not required for spa or hot tub installation, but we strongly recommend these guidelines be used, especially with regard to visibility, sound mitigation, and safety features