

BROADLANDS
Modifications Subcommittee Design Guidelines

Swimming Pools

In consideration for the impacts of Covid-19, Broadlands Homeowner's association is temporarily modifying the guidelines for pools for 2020. Residents desiring to install a small pool higher than 2' or training pool temporarily must submit an application and comply with the general guidelines for pools. In addition, these pools must conform to Loudoun County fence requirements for pools that require a closed type vertical barrier not less than four feet in height above ground surface, which will prevent the smallest of children from getting through. If the pool will be removed by September 30, 2020, additional screening for the pool will not be required. Turf must be restored when the pool is removed.

General Considerations

When planning swimming pools, the size of the property, relationship to adjacent residences and the size of the pool and related accessory structures must be considered. The location of pools should minimize their visual and acoustical impact on adjacent properties. Design and location should visually integrate the structure into its surroundings and should take advantage of the screening provided by existing vegetation.

Due to limited space, the proximity of units and the impact upon neighboring properties, the addition of a permanent swimming pool or a large temporary pool is not permitted in **attached housing**.

Specific Guidelines

- Swimming pools shall be located in rear yards as far away from adjacent residences as possible. No permanent swimming pool shall be located in a front or side yard.
- Mechanical equipment and other utility accessories must be located so as not to have an adverse effect on adjacent property.
- Fencing or enclosure to provide pool security, and as required by Loudoun County, may be constructed of wood or vinyl in any currently approved fence design. Metal railing will be allowed for pool security enclosures only. Pool security enclosures will be defined as a barrier surrounding the immediate area of the pool to prohibit unauthorized entry into the pool area. Metal railing must be an open style which is consistent with the design guidelines within the Community. Chain link fencing is not appropriate for residential pool enclosures and will not be allowed.
- Swimming pools should be screened from adjacent properties by landscaping.
- Draining a pool must not cause adverse effect to neighboring properties or common area.

Submission Requirements

- A copy of the existing Property Plat plan showing the house, any deck, patio, fencing, accessory structures, significant vegetation, property lines and the proposed location of the swimming pool and accessory structures.
- The swimming pool project must be drawn on the property plat.
- Photographs showing the house and the proposed location of the swimming pool
- Detailed drawings, to scale, including plans and elevations, construction details materials and colors of accessory structures
- Manufacturer's literature identifying the type of fence and drawings indicating fence location, dimensions, details, materials, and color
- A landscape plan indicating the type and location of proposed landscaping
- Drawings or "cut sheets" of any lighting