

# HIDDEN MEADOW

Homeowners Association

Hidden Meadows Homeowners Association  
Policy Resolution 01-19  
Adoption/Amendment to the Rules and Regulations

Whereas Article VII section 1(a) It shall be the duty of the Board of Trustees to: adopt and publish rules and regulations governing the use and maintenance of the Common Areas and its facilities, and personal conduct of the members and their guests thereon, and to establish penalties for the infraction thereof, and

Whereas the Board of Trustees has determined a need to amend and adopt the Rules and Regulations.

The Board would like to amend and adopt a new rule as stated below.

**Amend Rules and Regulations #5.**

**Allow for above-ground and semi above-ground pools**

**5. Pools**

Inground, above ground or semi-above ground pools may be constructed on a homeowner's lot **only** when entirely enclosed by a fence meeting the following specifications:

- a. The fence shall have a minimum vertical height of five feet, as measured on the side farthest from the swimming pool;
- b. Any openings in the fence shall be of a size so that a spherical object four inches in diameter cannot pass through;
- c. If the wall, fence, or barrier has horizontal components, they shall be:
  - (1) Spaced a minimum of 45 inches apart, measured vertically; or
  - (2) Placed on the side of the fence closest to the swimming pool. In such a case, the fence shall not have any openings greater than one and three-quarter inches, measured horizontally;
- e. The fence shall not contain any openings, handholds, or footholds accessible from the exterior side of the enclosure than can be used to climb the structure; and
- f. The fence shall be at least 20 inches from the edge of the water.

Any gate in the fence shall open outward from the swimming pool and be self-closing and self-latching. In addition, the gate shall either:

- a. Be secured by a padlock or similar device which requires a key, electric opener, or integral combination; or
- b. Have its latch located:

- (1) A minimum of 54 inches above the underlying ground; or
- (2) On the side of the gate closest to the swimming pool, with a release mechanism a minimum of five inches below the top of the gate. A gate meeting these specifications shall not have any opening greater than one-half inch within 24 inches of the release mechanism.

Additionally, any above-ground swimming pool must meet the following specifications:

- (1) The exterior sides shall be non-climbable
- (2) Any access ladder or steps shall be removable without tools, and secured in an inaccessible position when the pool is not in use by a latching device a minimum of 54 inches above the ground. Secured steps on above-ground pools are not an adequate substitute for a fence meeting the aforementioned specifications. Any pool in the Hidden Meadow Homeowners Association exceeding 2 feet in depth or height requires a fence and gate meeting the aforementioned specifications.

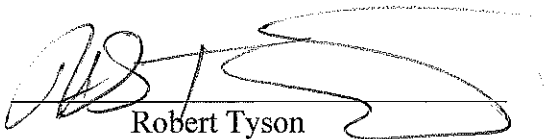
Any fence installed for the purpose of enclosing a pool must also meet all specifications set forth in Rules and Regulations #16.

Pools, pool fences and gates must be maintained in working order and sanitary condition and must not interfere with the rights of other homeowners' enjoyment of personal property.

**Now, therefore be it resolved** by the Board of Trustees of Hidden Meadow this 14th day of January, 2019, that Hidden Meadow Exhibit be and the same is, hereby amended to include the above rule as stated.

**Be it further resolved** that the aforementioned shall take effect on January 14, 2019.

In witness whereof, we being Trustees of Hidden Meadow Homeowners Association, have hereunto set our hands this 14th day of January, 2019.

  
Robert Tyson

  
Glenn Casey

  
Mark Gurzenski