

Effective April 2020, the established Board of Directors of the Greywall Club Detached Home Owner's Association (HOA) officially commenced with the approval and permission for homeowners to install pools commonly known, advertised, and sold as a **Semi-In-Ground Swimming Pools [SIG pools/pool]** on Greywall Club Detached Home Lots with the provisions stated below:

**Provisions for SIG Swimming Pools:**

**Installation Provisions:**

- I. More than half (+50%) of the SIG pool's measured outside perimeter wall area (depth/height) must be installed more below ground than above ground at any installed angle, where not more than 49% of the pool's outside perimeter surface area is exposed to open air or visibly seen above ground from any installed angle, as not to conflict with the restrictive covenants related to above ground pools stated in the Declaration for Greywall Club Detached Homes. *[refer to EXHIBITS]*
  - a. **Translation: Over half of the pool's perimeter outer surface area must be below ground at any installed angle.**
- II. In addition to provision (i) to accommodate backyards with a challenging pitch or slope, not more than 75% of the pool's depth/height shall be above ground or exposed to open air at or along any perimeter point along the pool's edge. *[refer to EXHIBITS: SAMPLE (ii)]*
  - a. **Translation: After more than half of the pool is installed below ground at any angle, if at any point along the pool's perimeter more than 75% of the pool's height from the base is still exposed above ground, then at that point along the perimeter, at least 25% of the pool's height must be installed below ground.**

**Permit Provisions:**

- III. SIG pools may be permitted to be installed at the discretion of the Detached Board of Directors with and after the submission and approval of an architectural improvement application and supporting documents including the Lot's plat of survey indicating the pool and fence placement, the pool proposal provided from the supplier including the pool's stand-alone dimensions-- length, width, depth, and diameter as applicable, and the planned above and below ground height and depth.
- IV. SIG pools will require an approved Building Permit from the City of Joliet, once approved by the Detached Board of Directors / Detached Home Owners Association.
- V. After the pool is installed, one or more of the Detached Board members shall schedule the necessary installation inspections to ensure installation compliance as stated in provisions (i) and (ii). If the pool's installation does not pass inspection as stated in provision (i) and provision (ii), violations and fines shall be issued to the homeowner's account until the pool's installation passes inspection.

**Maintenance Provisions:**

- VI. SIG pools and all of the pool's related components [including but not limited to the pool's pump, motor, filter, lighting, cover, heater, chemical feeder, vacuum, jets, lines/pipes, drains, valves, and skimmers] shall be routinely and properly maintained to prevent unsafe and unhealthy conditions, malfunctions, dirt, debris, containments, algae, mold, animal droppings, bugs, unpleasant smells, and improper water, chlorine, and other chemistry levels. Any violation of this provision shall be considered a nuisance under Section 8.06 of the Declaration for the Greywall Club Detached Homes.

**Fencing Provisions:**

- VII. SIG pools must be enclosed within a fence surrounding the perimeter of the entire back of the home from the rear Lot line to the back of the home where the fence posts are installed no more than 1 foot inside of the property’s Lot lines. If an adjacent property already has a fence and fence post installed, then the fence surrounding the perimeter of the back of the home shall butt-up against the neighboring fence. Additionally, the installed fence must conform to the fence design and installation specifications as set forth in the Declaration for the Greywall Club Detached Homes.

**Provision Enhancements:**

- VIII. The Greywall Club Detached Association’s Board of Directors shall have the right and authority from time to time to adopt additional reasonable rules and regulations, guidelines, and aesthetic standards governing SIG pool’s installation, safety, and maintenance, not to conflict with the greater than 50% in ground and no more than 75% above ground rules, *as stated in provisions (i) and (ii) above.*

**EXHIBITS:**

*The exhibits below are intended to provide sample illustrations of what is represented by the words stated in provision (i) and provision (ii). Understand the illustrations represent only one side of the pool; however, the theory is intended for and should be applied to the entire outer perimeter surface area of the pool.*

