

POOL, SPA, AND JACUZZI GUIDELINES & REQUIREMENTS

Broadmoor Park: Orange Park Community Association

It is recommended that the service of a soil engineer be retained to review pool and spa plans and specifications before executing a construction contract. The soil in your lot may be expansive, and the pool or spa should be designed accordingly.

1. Drainage and construction standards must conform to overall development grading and drainage standards and the State, County, and City codes and standards.
2. All swimming pools, spas, and Jacuzzis require City Construction Permits before installation. The installation of the structure and all mechanical and electrical equipment and plumbing will require inspection and approval by the City.
3. Detailed plans must be submitted to the Architectural Committee and include the following:
 - a. All dimensions that are relevant to the installation;
 - b. The location, dimensions, depth, and shape of the installation;
 - c. The location of any associated equipment for heating, filtering, etc.;
 - d. The landscape design and/or modifications to the existing design that will be associated with the installation;
 - e. Fixed recreational equipment like slides, diving boards, etc.;
 - f. Necessary modification of fence height or latching and/or construction of a fence to comply with state safety standards; and
 - g. The method of screening, if necessary.
4. Provide visuals—brochures, photographs, or samples—that will assist the Committee in visualizing the installation.
5. All pool and spa equipment must be located or sound attenuated so that the sound does not disturb the occupants of adjacent or nearby properties.
6. All heaters must be of the stackless type.
7. All pool and spa equipment must be screened from the view of the adjacent property and from public view. Drawings should include the method of screening if necessary.
8. Homeowners or contractors are responsible for obtaining the appropriate building permits from the City of Orange.

* Note: To avoid extensive investment in architectural drawings (such as are required by city permits), especially in designs that are not typical, the homeowner may submit a preliminary request for a conceptual approval of the project. However, final approval rests with review of actual architectural drawings and/or associated information.

POOL, SPA, AND JACUZZI REQUEST FORM

BROADMOOR PARK: ORANGE PARK COMMUNITY ASSOCIATION

Name _____

Street _____ Home Plan: 1 2 3 4

Phone _____ Date _____

GENERAL DIRECTIONS AND INFORMATION:

- Read the guidelines on the reverse side to make sure your request is consistent with current regulations and follows the process indicated. **Please indicate that you have seen and read the guidelines on the reverse side by signing your name here** _____
- Use a separate form for each request and each owner if both are making a request. Submit this completed form and all the required material or information to Cardinal Property Management, 1290 N. Hancock, # 103, Anaheim, CA 92807. Phone: 714-779-1300 Fax: 714-779-3400 E-mail: contactus@cardinal-online.com
- Allow 30 days for your request to be reviewed by the Architectural Committee. Note that the submission date is considered the date that the completed form and all the required information and material are received by Cardinal Property Management. Homeowners will receive a letter from Cardinal verifying that their plans have been received and forwarded to the Committee. **No work is to be done prior to approval.** Work done prior to approval is subject to a fine.
- The Architectural Committee meets the third Thursday of the month. In order to have your request reviewed by the Architectural Committee that month, Cardinal must receive your request by the second Thursday.

PLEASE PROVIDE THE FOLLOWING INFORMATION:

Brochures: Attach brochures or photographs of the style or model of the installation and all relevant equipment.

Plans: Include detailed plans with the installation request form. (See the reverse side for complete instructions.)

Materials: Describe the materials to be used below.

Contractor: (For reference only) _____

(FOR ARCHITECTURAL COMMITTEE USE ONLY)

Approved Not Approved Conditional Approval Insufficient Information Prior Work

Comments _____

Committee Signature _____ Date _____