

Osprey Property Owners Association

Pool Guidelines

The following guidelines will be followed when constructing a inground pool or improving on a existing inground pool within the Osprey Section 2, subdivision.

NO NEW PRIVATE SWIMMING POOL OR MODIFICATION TO AN EXISTING PRIVATE SWIMMING POOL SHALL COMMENCE UNTIL FINAL APPROVAL IS OBTAINED FROM THE ARCHITECTURAL/AESTHETICS REVIEW COMMITTEE.

The Guidelines

Site plans submitted for review must be complete, professionally prepared and follow the guidelines as outlined in the Architectural Review Process. The plans should be developed by the Lot Owner/Builder and subsequently review by the AARC using the following guidelines:

1. Only in-ground pools will be permitted (hot tubs are not considered pools).
2. All pools shall be a part of the principal structure (attached to the house) as defined in the zoning regulations of Dare County, or shall conform to the property line setbacks set forth in those regulations for RS-1 zoning in Section 22-17 of the zoning regulation. In summary those regulations are 25' setbacks in the front and back of the property and 10' on the sides. Regardless of the setbacks, the pool itself shall not at its nearest point be more than 15 feet from the house. This latter requirement applies only to the pool and not the decking or fence.
3. Pools that front on Nor' banks Drive or on the Courts will not be permitted.
4. Pool security and safety fences shall be at least 4 feet high (or higher only if required by local safety regulations) and shall be constructed of wood and be consistent with the existing architecture of the house and community.
5. No pool or safety fence should block the existing view of the ocean or sound of any other lot owners in the community. The Lot Owner and AARC are encouraged to work together to find the best location for the pool in order to minimize its effect on the adjoining properties.
6. All pool equipment including filters, pumps, heaters and chlorinators shall be sited and screened in such a way as to conform with para 5. above. **NO POOL SHEDS ALLOWED**
7. Lighting inside the pool is appropriate. Safety lighting at the exterior of the pool should be designed to blend with the house and fence and use low intensity and low wattage bulbs.
8. The effects on adjoining properties of any type of sound system around or at a pool should always be considered before their use.
9. Although the operating hours of a private pool cannot be controlled, consideration of your neighbors should be of utmost concern if engaging in early morning or late evening activities at your pool.

10. Parking for a minimum of two full size cars must be provided under each house with additional parking on improved surfaces for one additional full size car per bedroom, inclusive of the two spaces under the house.
11. Lighting on the exterior of the home should be held to a minimum except where safety and security are a concern. In any case, outside or inside lighting should have minimum spillage onto adjacent homes and lots. Use of high intensity or high wattage outside lighting is discouraged.
12. No accessory use buildings such as pool sheds, tool sheds, garden sheds, and detached garages are permitted. No fencing is permitted except for safety around pools.