



The Lakes Architectural Control Committee

400 Waccamaw River Road, Suite E

Myrtle Beach, SC 29588

thelakesacc@gmail.com

Phone: 843-251-7625

SWIMMING POOL/SPA APPROVAL REQUEST FORM

Project Type: **Swimming Pool** [] **Spa** [] Date of Submission: _____

Property Location: Lot # _____ Block: _____ Street Address _____

Homeowner(s): _____

Address: _____ State: _____ Zip code: _____

Telephone Numbers: Primary () _____, Cell () _____

E-mail Address: _____

Proposed Contractor: _____

Primary Contractor Representative: _____

Address: _____ State: _____ Zip code: _____

Telephone Numbers: Primary () _____, Cell () _____

Total Estimated/Contracted Amount for Project: \$ _____

Estimated/Requested Project Start Date: _____

Estimated Project Completion Date: _____

Construction must commence no later than 120 days after approval date and be completed within 12 months of construction start.

Checks shall be made to "The Lakes ACC"

Please ensure you are using the most current form by visiting our website: <https://thelakes.us/>

Requirements:

Notice: Construction activities are allowed from 7:00 AM to 7:00 PM, Monday through Saturday only. Work performed outside of these times and on Sundays or Legal Holidays is prohibited. It shall be the lot owner/ builder's responsibility to notify sub-contractors of this restriction. Violations are subject to a fine by the ACC.

- I. Swimming pools must have the approval of the ACC and a member of the Drainage Committee before any work has begun.
- II. Only in-ground swimming pools will be considered for approval.
- III. Mandatory Inspections are required by the ACC prior to breaking ground and installation of pool decking. Contact the ACC to schedule:
 - a. "Pre-dig" inspection of markers/ pins is required to confirm placement of the pool according to the approved plans prior to digging.
 - b. "Decking" inspection of concrete forms (or paver stakes) is required to confirm placement of pool decking according to approved plans prior to installation of the decking.

Note: Failure to have ACC inspections performed may result in the forfeiture of compliance deposit in addition to corrective action to bring the work into compliance.

- IV. The elevation of the pool, surrounding walkways, aprons/decks, or other such surface shall not exceed the elevation of the lowest floor of the house, except for the minimum amount required for pool rim slope to facilitate drainage.
- V. The ACC will not consider an application for the construction of swimming pools unless the application is accompanied by information for proposed enclosures/fences and surrounding apron/decking.
- VI. Building Permits: The Lakes, ACC does not establish, interpret, or enforce Horry County building codes. County building inspectors will determine and enforce code requirements. Horry County requires a Building Permit and a Zoning Certification for all in-ground swimming pool construction.
- VII. Erosion Control: The installation/construction of in-ground swimming pools inherently causes land disturbance that may cause erosion that contributes to sediment and alters the quality or quantity of storm water runoff. Each Property Owner/Contractor shall, both during and subsequent to construction provide an erosion control system to prevent soil erosion or sediment run-off from his lot onto any adjacent lot, waterway or roadway. Owner/Contractor shall take whatever actions are necessary to prevent erosion including, but not limited to silt fencing during construction if necessary. Such erosion control systems shall remain in place until vegetation/ground cover has been reestablished to preclude sediment runoff. Depiction and description of proposed erosion controls method will be included with site/building plans.
- VIII. Drainage: If excavation, fill, construction or changes in land contour change the direction or flow of runoff, the addition of drains, swales, or other means must be utilized to ensure that such runoff is not allowed to pool or drain onto adjoining properties.
- IX. Site Clean-up: During construction, the contractor/homeowner is responsible for ensuring that debris from the construction site is not allowed to be blown or otherwise carried onto adjacent lots, roadways, or waterways. Prior to final completion, all excess materials, and construction debris, including cleared brush, stumps and trees, must be removed from the lot.

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- X. Fencing/Pool Enclosure: Fencing or a total pool enclosure (sometimes called a pool cage or lanai), is required surrounding any swimming pool installed in The Lakes. Pool equipment such as filters, pumps, and heaters must be within the bounds of the enclosure/fenced area or otherwise screened from view.

Enclosures: If an enclosure is to be built, it must conform to the style and architecture of the home and be of a type/style currently being utilized in the Lakes, and otherwise meet building code requirements including wind resistance. The two photos below are typical of glassed-in and screened-in enclosures currently being utilized.



Fencing: Unless a full enclosure is utilized, decorative fencing, not over 5' high nor less than 4' high, in keeping with the surrounding neighborhood, semi-private fencing must be installed of wood, brick, stone, vinyl, decorative metal, or other suitable material as approved by the ACC. Child proof latches must be installed a minimum of 54" above the ground. Chain-link and stockade type fencing is **NOT** permitted. Fencing is not permitted along the front yard lines, sidelines, or within five (5) feet of the rear property line, nor within the 10-foot lake easement measured from the normal water line or outer edge of bulkhead if installed. Rear fencing (including pool fencing) must be installed within the boundaries of the width of the house*. Compliance with local building codes and swimming pool safety regulations may require some minor variance to fence configurations.

* Exceptions (as noted on the ACC-2 MIS Form)

- Rear fencing may be installed a maximum of eight (8) feet beyond the sidelines of the house provided it does not extend into the 10-foot easement between property lines.
- Fencing may be installed up to the rear property line if the property backs up to non-buildable property such as woods, wetlands or drainage easements.

- XI. Utilities: Surface or overhead utility lines and above ground fuel storage tanks are prohibited. All utility lines and fuel storage tanks shall be underground.

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Required Approval Request items:

- 1) This "SWIMMING POOL/SPA APPROVAL REQUEST FORM" (ACC-2-SP), signed and all pages.
- 2) A check, drawn on an account of the proposed contractor (if any, otherwise the homeowner), payable to "The Lakes ACC" in the amount of \$1,000 as a compliance deposit. The deposit will be returned within 45 days of the approved completion of the project. Violation of the terms and conditions outlined above, or failure to complete the project within the specified 12-month period will result in a full or partial forfeiture of the compliance deposit.
- 3) Building Site Plan indicating:
 - a. The size and extent of the lot
 - b. Location of existing structures
 - c. The location of adjacent easements, rear and side setback lines
 - d. The proposed location of the pool, and surrounding apron/deck, enclosure, and/or fencing
 - e. The proposed location of pool equipment such as the filter, heater or pump
 - f. The distance from all lot lines, buildings and structures including all aprons/decks and fencing
 - g. The type and height of fence(s) to be constructed and the location of all gates; brochures, photographs, or illustrations may be used to show proposed fence type and appearance
 - h. Depiction and description of proposed erosion controls method(s)
 - i. If a total enclosure is proposed, information on the type and appearance

Builders/Contractors Signature & Date: _____

Homeowners Signature & Date: _____

Note: Failure to have ACC inspections performed may result in the forfeiture of compliance deposit in addition to corrective action to bring the work into compliance.

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Architectural Control Committee Action - Date Reviewed: _____

Approved as submitted: [☐]

Approved subject to conditions: [☐] See comments below

Disapproved: [☐] See comments below

Approval Withheld Pending Additional Information: [☐] See comments below

Comments: _____

ACC Signatures & Date:

_____ Date _____	_____ Date _____
_____ Date _____	_____ Date _____
_____ Date _____	_____ Date _____

Pre-dig Inspection Date: _____ ACC Contact: _____ Approved Y___ / N___

Decking Inspection Date: _____ ACC Contact: _____ Approved Y___ / N___

Drainage Committee Member Contact: _____

Signature: _____ Date: _____

Assigned ACC contact: _____ () _____, () _____

Compliance Deposit Received by ACC from _____ on _____ in the
amount of \$ _____ drawn on _____ (Bank),

Check # _____ . Initials _____

Full [☐], Partial [☐] Compliance Deposit Refunded to _____

in the amount of \$ _____ on _____ after project completion and final inspection.

Initials _____

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