



Celebration Residential Owners Association, Inc.
 Celebration Non-Residential Owners Association, Inc.
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REQUEST FOR APPROVAL (POOL & HOT TUB)

Obtain current Design Guidelines and Application from the Association's offices or download from the Celebration Front Porch (<http://www.celebration.fl.us>) using owner ID and password. Select *Guidelines* under the CROA tab.

WHICH PROPERTY TYPE: Single-Family; Townhome/Duplex/Triplex; Condominium

Property Address: _____

Property Owner's Name: _____

Property Owner's Email address: _____ **Phone:** _____

Property Owner's Mailing Address: _____

(If different from property address): _____

Project Contractor: _____ **Phone:** _____

REQUIRED WITH APPLICATION:

- *Property survey or plot plan with pool, spa or hot tub indicated in correct scale showing setbacks from property line and fence (if present). Include the location of all equipment (i.e. propane tanks or electric pumps) and landscape screening of them where needed.*
- *Pool plan from vendor.*
- *Impervious Surface Area calculations breaking out s.f. for each part, i.e. house, driveway, porch)*
- *Sample or picture of patio material (i.e. brick paver)*

() By initialing, property owner authorizes the Association to release information, upon request, concerning this or a similar project for this property to the Contractor named above.

() By initialing, property owner requests notifications for this project by email only (no printed copy will be mailed, reducing Association expenses for paper and postage).

Property owner hereby authorizes the Association and members of the Architectural Review Committee to enter onto the subject property for purposes of confirming information contained on or collected for processing this application and for inspecting the project during execution, upon completion of the project, or upon expiration of the approval.

Property owner's Signature and Date:

SPACE BELOW IS FOR ARC USE ONLY

ROOFREPL			LOT
			VIL
RCV	PUR		ACCT
LOT			CENN
ARCH		START	COMP



Design Guidelines

A Supplement to the Pattern Book

Approved by CROA Board of Directors on 12/17/13.
Effective for applications received on or after 12/17/13.



POOL, SPA & HOT TUB

Pools shall be located within the private zone on the lot and screened from public view.

A temporary, hose-filled **children's pool** which does not exceed 8 feet in diameter and/or 18 inches in height and is used in the Private Zone only does not require approval provided it is not in place more than 90 days continuously and is removed from view when not in use.

Hot tubs may be installed as part of a patio or deck. Appropriateness of site and location will be considered so as not to adversely affect neighbors' views. Lattice or vegetative screening may be required. Covers with locks are strongly suggested.

Aboveground pools (with or without decks) are not permitted.

Screen Enclosure: a screen enclosure must meet the Design Guidelines for Screen Enclosures. If a screen enclosure is not desired at this time, owners are encouraged to review the Design Guidelines for Screen Enclosures to be certain their pool design does not prevent a screen enclosure being added in the future, based on the current Guidelines.

Self-contained spa units or hot tubs: may be approved provided appropriate screening is incorporated with the application.

Pool Equipment: Due to the potential of noise pollution, place mechanical equipment in areas away from adjacent lots, streets or public areas. The drawing of your pool, spa or hot tub must indicate the location of pool equipment and propane tank (if needed). Incorporate screening (fencing and/or landscaping) to provide a noise buffer and obscure these areas from public view. Landscape screening must be sufficient within six months of planting to obscure view of all equipment.

Fencing (or screen enclosure) must be at least one foot from the edge of the pool deck *and* five feet from the water's edge.

Impervious Surface Area Ratio (Defined)

Impervious surfaces do not permit water to pass unhindered to the ground below. For Celebration residential properties brick pavers are classified as impervious. Each lot type has a limitation of the amount of surface area which may be impervious.

Impervious Surface Area Ratio – How to Calculate:

(The drawing below illustrates these steps. The color version is available on My Front Porch.)

Step 1: Make a copy of the property survey / plot plan.

Step 2: Calculate the total square footage of the entire lot.

Length x width of lot = total lot square footage.

Step 3: Determine the Maximum Limit.

Maximum Impervious Surface Area Percentages

- 65% for Estate and Manor lots
- 66% for Village lots
- 68% for Cottage lots
- 75% for Bungalow, Garden and Townhome lots

Step 4: Calculate the total square feet of impervious surface area on the lot.
 (Sometimes it is easier to divide irregular shapes into common shapes to calculate them)

List the lot into sections and total:

- House
- Garage
- Porches and patios
- Driveway
- Walkways, including lead walk at front of home.

Step 5: Determine the existing impervious

Total impervious/Lot total sq. ft. = % existing impervious.

Step 6: List and add the sq. ft. of proposed addition:

Existing impervious sq ft. + proposed addition sq. ft./Total lot sq. ft. = New Impervious %

If the new impervious is over the lot limit, the project design will need to be altered to reduce the impervious surface area before submitting for ARC review.

Include the impervious diagram and calculations with your application.

