

Waterford Crossing Homeowners Association

Policy on fence, in ground pools, mailboxes and shed installation

Adopted November 2017, we the Board of Directors for the Waterford Crossing Homeowners Association, hereby resolve to accept the following policy for fence installation, shed installation, and pool installation. The authority for this procedure is provided in the Covenants, Conditions and Restrictions of this Association and Ohio Revised Code and shall be consistently implemented by the governing board.

Adherence to these policies by all owners is critical to the enhancement of the property values of our homes. Your Board of Directors takes very seriously its obligation under the Declaration of Covenants, Conditions and Restrictions and the Ohio Revised Code to enforce members' obligations to follow said policy.

7.4 Compliance by Owners. Each owner, tenant and occupant of a residence and/or lot shall comply with the terms and provisions of this Declaration and policy. The failure to comply with any such terms, provisions, rules, regulations or decisions shall be grounds for an action to recover sums due as and for damages, and/or due injunctive and/or other appropriate relief.

The policies and practices outlined shall remain in effect until such time as they may be changed, modified, or amended by a duly adopted resolution of the Board of Directors. Therefore, the pursuant to the Covenants, Conditions, and Restrictions and Civil Code, the following are the Association's practices and policies:

1. No natural, artificial or man made fence or hedge may be erected that may physically separate one resident lot from another, or one resident lot from Waterford Crossing common areas unless the installation of an in ground pool has been approved by the WCHA, Inc. Board and said owner has provided all required permits and documentation from Grafton Village. As required Grafton Village building code regulations state a fence must be installed per code. WCHA, Inc. board requires the fence to be installed around the pool itself. This fence must be made of vinyl or wrought iron, black in color and not designed as a "privacy fence". Any in ground swimming pool permitted pursuant to this paragraph may be located only in the rear of the lot. All apparatus relating to a swimming pool such as pumps, filters, or other machinery must be housed in an area alongside the occupants dwelling and approved by the board. This equipment must be screened with shrubbery and/or an approved structure by the WCHA, Inc board. This area must not be visible from the street.
2. 2.13 (d) No above ground pool of any kind shall be permitted on any lot exceeding a diameter of 6 feet, 2 feet in height and require some form of filtration system.
3. No mailbox shall be erected or placed on any lot other than the mailboxes specified by the WCHA, Inc. (This list is available from the board) No mailbox or post should be altered without official approval.
4. 2.13 (b) Any installation of a detached utility shed must be approved by the WCHA, Inc. and meet the guidelines and restrictions of the Grafton Village building code. The utility shed must be similar in color to the occupants dwelling, roof must be made of a similar material and match the color of occupants dwelling. The door cannot face the street and the wall facing the street must contain a window.

Approved and agreed upon by:

WCHA, Inc. Board President

WCHA, Inc. Board Vice President

WCHA, Inc. Board Treasurer

Date: _____