

Firethorne Pool Requirements

Portable or permanent above ground swimming pools are prohibited. Smaller, prefabricated above ground spas or hot tubs are acceptable if part of an integrated deck system. Above ground spas or hot tubs may not be visible from public view or from other lots and must be skirted, decked, screened, or landscaped to hide all plumbing, heaters, pumps, filters, accessories and other incidental items.

Skimmers nets, long handle brushes, pool chemicals, filters, pumps, heaters, plumbing, etc. must not be visible from public view. Swimming pool appurtenance such as rock waterfalls and sliding boards must not be over six feet (6') in height.

Screening

- Privacy screens for pools or spas on Lake/Pond or greenbelt must be set back a minimum of eight feet (8') from rear property lines and must not exceed thirty feet (30') in width parallel to rear property lines.
- Maximum privacy screen height not to exceed six feet (6') above existing grade. Screening material must be with masonry wall (compatible with residence), wood fence with finished side out, or other screening material approved by the Firethorne MC. Privacy screens must be landscaped to conceal from public view.

Easements

- Pool walls or plumbing shall not encroach on utility easements. Owner must obtain written approval from all utility companies and submit with pool application.
- Wood or concrete pool decks may be placed on utility easements at Owner's risk, but are subject to removal or damage by utility companies. Owner must obtain written approval from all utility companies and submit with pool application.

Drainage Requirements

- If the pool has a discharge drain it must tie into the sewer, but if it has a cartridge filter you don't have to tie into the sewer.
- Pools are not allowed to drain over lots, to the street or to any other location.
- Drains must meet all requirements of Fort Bend MUD 151, Fort Bend County and City of Fulshear.
- All pool connections must be made in accordance with the City of Houston Plumbing Code. Resident and/or the pool contractor are responsible for notifying Severn Trent that the pool has been completed. Once Severn Trent has been notified an inspection must be done to ensure all drains from the swimming pool are properly connected to the utility district sanitary sewer system before they are covered.

Site Plan and Inspection Fees

- All pool construction plans will be submitted to the utility district's engineer for plan approval through the HOA. Incomplete submittals will be denied and will require an additional fee with re-submitted application.
- Plan review is \$125.00 and all checks must be made payable to Firethorne Community Association.
- **2-3 days before the completion of the pool the resident shall notify Severn Trent services and an inspection shall be done to verify that the proper connection has been made before service is authorized for the swimming pool.**

**Severn Trent Services- Inspections Department
Jackie George: 281-934-3320**

- Resident and/or pool contractor is responsible for paying an inspection fee which will appear on your water bill.
- All pools and spas shall have landscaping plan approved in writing by the Firethorne MC and Fort Bend MUD 151 engineer prior to construction, submittal to the Ft. Bend MUD 151 is done by the Firethorne HOA.

Contractors Obligation

- Pool contractor, not the individual resident, must pay a \$5,000.00 deposit made payable to the Firethorne Community Association prior to beginning any construction. Checks will be deposited upon receipt and must clear before approval.
- Pool contractors are not permitted to use reserves, easements, or any other lot to access lot while installing pools.
- Pool contractor will be subject to loss of the deposit for any damages to any reserve or any other property during construction. Damages exceeding the amount of the deposit may result in legal action to recover a loss.
- Pool contractor will provide address and name of land owner where excavation will be disposed before excavation work begins.

Residents are asked to install swimming pools in accordance with the following process and asked to submit the following information:

1. Complete the Firethorne Residential Pool Application and include the following:
 - a. Site plan for swimming pool that includes all easements and building lines as indicated on lot survey.
 - b. Landscape plan
 - c. A check for **\$125.00** payable to the Firethorne Community Association. This will cover the cost of MUD 151 review of pool construction plans. **Plans will be submitted to MUD 151 on behalf of the resident by the Firethorne Community Association.**
 - d. A check from the pool contractor for **\$5,000.00**, unless deposit is already on file.
 - e. Construction access agreement is applicable
 - f. Excavation removal statement
2. Once approval has been granted by the MUD 151, the Firethorne Modification Committee will proceed with the review process. Owners will be notified in writing of the Modifications Committee's decision.
3. The check from the pool contractor for \$5,000.00 will be deposited and construction may begin, upon written notice of excavation location.
4. Once approval has been granted in writing by the Firethorne Modification Committee an owner is responsible for contacting Severn Trent Services for a drainage inspection, the cost for this inspection is \$50.00 and residents are billed directly.
5. Provide the Firethorne Modification Committee with proof of drainage inspection approval.
6. There is absolutely no disposal of excavation within or around the Firethorne subdivision. Excavation disposed of within the community will result in immediate forfeiture of deposits as well as criminal charges being filed.

Once proof of satisfactory inspection is received, the pool contractor may make written request to return contractors deposit, return deposit will be made within 30 days.

Pool contractor and homeowner are fully responsible for site drainage.

All excavation will be disposed of offsite.

Swimming Pool Construction

1. **DO NOT** start construction until you have received approval from the Association. Charges will be filed against you and the homeowner if construction is started before approval. Deposit will be forfeited as well.
2. **DO NOT** use easements for access to pool construction. You will be trespassing and we will file appropriate charges. You will lose your deposit.
3. **DO NOT** dispose of materials that include concrete wash out, excavation, form timber, rock, plaster, or any other construction materials on site. It must be removed completely. You will also lose your deposit.
4. **DO NOT** cross a vacant lot without WRITTEN permission from the land owner. You will be liable for damage and loss of deposit.

Violation of any of the above will result in the forfeiture of the contractor's deposit.

As long as you make your \$5,000.00 deposit and conduct your business in a clean, professional manner, we welcome you. If not, you may not want to build pools here! We maintain a list of all pool contractors that have an active deposit and abide by the rules. The list is available upon request by homeowner.

Engineering Review Requirements

Items needed for pool approval from Jones & Carter, Inc. (District Engineer for Fort Bend County Municipal Utility District No. 151) are as follows:

- 1) Provide a copy of the property survey showing the pool layout
- 2) Make sure that the lot, block, section number, and address are clearly visible on the survey.
- 3)
 - A. **If tying to existing waterline for dedicated fill line:** place an "X" at location of connection to waterline and label, "Water connection location". Please know that the connection must be supplied with a backflow prevention device (e.g. anti-siphon valve)
 - B. **If NOT tying to existing waterline:** state, "NO WATER CONNECTION" on the pool layout.
- 4)
 - A. **If tying to existing sanitary sewer line for backwash:** place in "X" at location of connection to sanitary sewer and label, "Sewer connection location".
 - B. **If NOT tying to existing sewer line:** state, "NO SEWER CONNECTION" on the pool layout.

The water and sewer connections (or absence thereof) MUST be written on the pool layout sheet or the engineer will NOT accept it.