



Pool Project ARC Application

(Only For Pools Submitted Separately From a New-Home Application)

Important Note: Protected Natural Areas (e.g. wetlands and buffers) in Waterbridge are environmentally protected and cannot be altered, cleared, or built upon. Even if they appear dry, unused, or overgrown, they remain protected.

The following activities are prohibited or severely restricted within Protected Natural Areas: Clearing, cutting or removing vegetation; placing fill dirt, mulch, sand or rock; grading, digging, trenching or altering soil; building structures, patios, decks, fences, sheds or pools; installing irrigation or drainage systems; redirecting stormwater or altering natural flow, storing materials, equipment, or debris.

ARC approval is required before any alteration—no matter how minor—may be undertaken within or adjacent to these protected areas.

Lot Number: _____ Lot Street Address _____

Lot Owner: _____

Lot Owner Email Address: _____

Lot Owner Phone: (_____) _____

Pool Contractor: _____

Pool Contractor Contact Name: _____

Pool Contractor Contact Email Address: _____

Pool Contractor Contact Phone: (_____) _____

Pool Contractor SC Contractor License Number: _____ Type: _____

Pool Contractor Horry County Business License Number: _____

REQUIRED REVIEW FEE (Due at Application Drop-Off and Payable By The Homeowner): \$425.00

*Make check payable to **Waterbridge HOA, Inc.** and denote Lot Number on the check.*

Fee Check Attached

BOND / DEPOSIT REQUIREMENTS (Due Before Construction Begins and Payable By The Pool Contractor):

*Make check payable to **Waterbridge HOA, Inc.** and denote Lot Number on the check*

\$4,500.00; \$500.00 of which is a non-refundable road fee

All pool applications must include the following:

1. Professionally Drawn Site Plan

- House footprint
- Pool basin dimensions (length x width), indicate pool type and depth (gunnite, fiberglass...)
- Distances to property lines, setbacks (see Appendix A), easements (no concrete allowed in drainage easements)
- Pool deck layout (pavers are recommended). Pool deck must lie at least 2 feet from any lot line
- Equipment pad location and screening method
- Fence location (existing or proposed)
- Wetlands or buffers must be clearly identified (if applicable)
- Topography & drainage direction

2. Professionally Drawn Drainage Plan

- House Downspout tie-ins (if modified)
- Deck drainage system and direction
 - No drainage directed onto adjacent lots
 - No drainage directed towards the house foundation (add a trench drain if necessary)
- Pop-up emitter locations (As close to street, lake or wetlands as practical)

3. Landscaping Modifications

- All new plantings, removals, or bed changes must be disclosed
- No work proposed in wetlands or protected buffers

4. Fence Plan

- Fence type (black aluminum or white vinyl—no vinyl on lake lots)
- Must be on lot line or at least 4' from it (See Appendix B)
- Height: 48" max on lake lots, 48", 54", 60" for aluminum fences, 72" max for vinyl fences
- Gate locations
- Fire hydrant clearance if applicable (3 ft minimum)
- Set back at least 15 ft behind front plane of home

5. Equipment Screening

- Must match home (Siding or Masonry), evergreens that fully conceal the equipment within a two-year period are allowed. The minimum initial planting height must match the equipment height.
- Full concrete pad shown

To commence construction, the following must be submitted to the ARC:

Upload the below documents on the Waterbridge ARC Portal

- Waterbridge Contractor Agreement (Appendix C)
- Liability & Workmen's Comp Insurance Certificates (**Waterbridge HOA, Inc. mut be listed as Certificate Holder**)
- Digital photos of curb condition in front of lot
- Deposit Bond Check(s) payable to Waterbridge HOA, Inc. (Lot number must be written on the check)

Once all these documents have been submitted and accepted by the ARC:

- Stake the pool basin on the lot
- Using stakes and strings or paint on the grass, show the outline of the pool deck and the equipment pad on the lot
- Install a silt fence around the work area to prevent dirt from spilling into the adjacent lots (optional)
- Install an orange fence to block access to the wetlands (required if the lot includes wetlands)
- Provide a porta-potty with door facing away from street. It must be enclosed in a white lattice enclosure (optional)

Once all these items are in place, request a pre-construction meeting through the ARC Portal (no form needed)

No work can be started until the pre-construction review has been approved by the ARC

During construction, if the property is not already fenced, an orange construction fence must be installed around the pool whenever the site is unattended

Once construction is completed, request a final review through the ARC Portal (no form needed)

Once all items found during the final review have been satisfactorily addressed, the bond will be refunded to the issuer of the original bond.

Lot Owner and Contractor must sign this application.

Lot Owner

By: _____ Date: _____

Print Name _____

Contractor Contact:

By: _____ Date: _____

Print Name _____

APPENDIX A

Waterbridge Community Setbacks

Side yards: Ten (10') feet.

Front yards: Twenty (20') feet.

Rear yards: Fifteen (15') feet

Corner side: Fifteen (15') feet.

NOTE: Additional easements depicted on plat of record apply.

Screenshot from page 43 of the DECLARATION OF PROTECTIVE COVENANTS
RESTRICTIONS, EASEMENTS, CHARGES AND LIENS FOR WATERBRIDGE

Notice: In the event that Horry County pool permits or official surveys reflect setback measurements that differ from those listed above, the Waterbridge community setbacks control and supersede any conflicting values shown on such permits or surveys.

APPENDIX B

Fence Installation

Fences surrounding pools must comply with Horry County regulations, which take precedence over all Waterbridge CCRs or related guidelines in the event of any conflict.

Fence Guidelines

- Black aluminum fence approved with flat rail top, pickets 4" o.c. min, and heights of 48", 54" and 60". Pup fence is also permitted. (fence with a 2" gap on the bottom section or an 18" tall add-on fence with a 2" gap attached to the existing fence).
- Solid **White** vinyl fence may be used except for lake lots. It must meet 75MPH wind load with 5"x5" posts 8 feet o.c. and routed rails. It is limited to 6-foot height. A one-foot lattice or spindle atop a five-foot tall solid panel fence is preferred.
- For lake lots, only black aluminum fence with a maximum height of 48" is approved.

The use of visually permeable (i.e. wrought iron) fences is strongly suggested, especially where visual impact is significant to public areas. Only permeable fences, such as wrought iron or brushed aluminum, will be allowed on homesites adjoining lakes, with a height restriction of four (4') feet. Requests for fence heights in excess of four (4') feet will be considered on a case by case basis, for home sites NOT adjoining lakes.

Screenshot from page 13 of the DECLARATION OF PROTECTIVE COVENANTS RESTRICTIONS, EASEMENTS, CHARGES AND LIENS FOR WATERBRIDGE

- Front section of the fences must be set back at least 15 feet from the front plane of the house.
- When installing a fence "on the property Line", its outer edge must lie no more than 2 inches inside the property line. Where there is an existing fence on the adjacent lot, there are two options for the installation of the new fence. Option1: Utilize the relevant sections of the existing fence and place a new corner post within 4" of the existing fence (Physically attaching to the existing fence is not permitted). Option 2: If not utilizing the existing fence and installing a new fence parallel to the existing one, the new fence must be at least 4 feet from the existing fence to allow yard maintenance between the two fences. If neither option is feasible, the ARC may, in exceptional cases limited solely to new solid white vinyl privacy fences, permit installation of the new fence parallel and in close proximity to the existing one. In such cases, the new fence must be placed no more than 4 inches from the existing fence and elevated sufficiently to allow for yard maintenance between them. Maintenance of the area between the fences is the responsibility of the owner of the new fence.
- Any fence installed near a fire hydrant must maintain a minimum of 3 feet of clearance on all sides of the fire hydrant.

APPENDIX C

Waterbridge Contractor Agreement

WATERBRIDGE POOL CONTRACTOR AGREEMENT

INFORMATION, RULES, FINES

All Pool Contractors are required to read and sign this agreement for each lot prior to the start of building, confirming that the contractor will conform to the information, rules and fines in this agreement while building in Waterbridge. Reminder: A compliance Bond and Road Bond must both be paid at the time the building application is submitted.

1. For commencing any construction activities prior to the review and written approval of the ARC: \$500. Additional fines of \$100/day will be assessed if construction continues without ARC approval. No jobsite materials to include, port-potty enclosures, blocks, wood, equipment, trailers, etc. are permitted on the jobsite prior to written approval.
2. All lots in Waterbridge are privately owned. For trespassing or staging materials, storing equipment, dumpsters, porta-potties, dirt, etc. on adjacent lots without written permission of owner, or parking so as to obstruct access to an adjacent home's driveway: \$100 per incident/day, plus restoration costs where applicable. NOTE: You can park on a vacant lot, but your vehicle must be parallel to the street, and not past the utilities for that vacant lot. **Written permission must be provided to the ARC prior to using an adjacent lot for any reason.**
3. For staging materials, storing equipment, dumpsters, porta-potties, dirt, etc. on HOA common area: \$100 per incident/day, plus restoration costs where applicable.
4. For failure to maintain the *optional* silt fence around the perimeter of the property or orange construction fence at the wetlands: \$100 per day. Silt fence must be embedded 4-6" before the start of construction and must be maintained throughout the entire project until landscaping goes in. For lake front lots, a second silt fence must be installed on the lake edge and sides of lake bank to prevent erosion into the lake. Silt fence will guide the construction crews to the limits of the site property and must be placed fully along the wetlands border and the property perimeter. If a portion of silt fence needs to be taken down temporarily to access a portion of the site from an adjacent property, permission to use that property must be attained per above. NOTE: **Landscaping must be complete within 5 days after removing the silt fence.**
5. For allowing trash (including, but not limited to: water bottles, Styrofoam cups, plastic cups, plastic bags, food wrappers, single use plastic, loose cardboard and cardboard boxes, small pieces of scrap, plastic wrapping, small pieces of wire, small broken CMU block, etc.) to accumulate on the site and/or spill over onto neighboring properties, or for leaving significant amounts of dirt or gravel on the street at the end of the workday: \$100 per day. Empty pallets should be stacked, unused materials picked up and stacked, etc. **Sites should be inspected/policed at the end of every day work is performed on the site by contractor personnel.**
6. *If a dumpster is used*, for allowing it to be filled above the rim for 3 business days. \$100 per day. If dumpster does get filled to the rim or above and the dumpster has an attached tarp, the tarp must be used in the 3-day period while waiting for pickup. NOTE: ALL dumpsters must be fully tarped and secured for all named weather events.
7. For working outside of permitted hours on any given day: \$100 per hour, NO PRORATION or FRACTION of time. Permitted hours are Monday through Friday, 7 am to 6 pm. Saturdays 8 am to 5 pm. This includes material delivery by third parties. NOTE: Grace period will NOT exceed 15 minutes for end of day inspection of

site. ALL personnel must be exiting the community not later than 6:15 pm for Mondays through Fridays and 5:15 pm for Saturdays.

8. For violating the Sunday or Holiday working restrictions: \$500 per day. No work on Sundays or Holidays as follows: New Year's Day; Martin Luther King Day; President's Day; Memorial Day; Juneteenth; Independence Day; Labor Day; Columbus Day; Veterans Day; Thanksgiving Day; Christmas Eve; Christmas Day.
9. For removal of any trees or shrubs or any work within a designated wetland or wetland buffer area as shown on the survey: \$500 per incident plus restoration costs if needed. The orange fencing that shall remain in place for the duration of the project.
10. For music or radio being played on construction sites: \$100 per incident. If ARC, CAMS office or Security is called to the same site multiple times in one day the fine is per occurrence, no limit per day.
11. For failure to remove all construction site materials, porta-potty and enclosures, dumpsters, trailers, scrap material, contractor signs, etc. from the property or adjacent lots before final ARC site review: \$100 per day.
12. For failure by any person to use an *optional* on-site porta-potty for the intended purposes and instead performing toilet functions outside of the porta-potty or enclosed house or doing so in a place that can be viewed from any location in the neighborhood, including adjacent properties: \$500 per incident. Additionally, the act will be reported to local Health Department Officials and incur the cost of a private company being called by the HOA to clean up soiled areas outside the toilet or home.
13. For failure to request a design change prior to adding the change to the project: \$500.00 per incident. This fine will apply to any changes made during construction, as well as to the changes identified during final inspection not matching the ARC approved plans.
14. For failure to complete the project within 12 months from the pre-construction review date: \$250 per week.
15. For failure to upload a valid General Liability Insurance Certificate, Worker's Comp Insurance Certificate (if one is required), Pool Contractor Risk Insurance Certificate, Horry County Business License or South Carolina Contractors' license: \$200 per week, beginning two weeks after the expiration date for the current certificate, if one is on file
16. For other violations of the Guidelines not mentioned herein, fines will be levied at the actual cost of the corrective action, to include any HOA/ARC expense.

NOTE: It is not the responsibility of the ARC committee members to monitor your jobsite. It is the contractor's responsibility to monitor your own jobsites daily. Therefore, when your jobsite is not compliant to these rules, you will be fined immediately.

- A. Fines and compliance bond:** Once a contractor has accumulated fines on one jobsite which add up to more than half of the compliance bond, the contractor will be required to issue the Waterbridge HOA with an additional compliance bond in the same amount as the original compliance bond. After the final project inspection of the project, the contractor will be required to address all items listed on the final inspection report within two weeks. If any items are not addressed within these two weeks, ARC will utilize the remaining funds in the road and compliance bonds to bring the project in compliance with the final inspection report.

- B. Parking:** When working on a street that has multiple jobsites that are across from each other it is encouraged that the contractor and subcontractors park on one side of the street so that through traffic can easily see and traverse the open lane. The Pool Contractor should inform their subcontractors not to park in front of driveways, across the street from driveways, or within 20 feet of a mailbox.

- C. Job-safety:** For violations of OSHA regulations and/or where persons are endangered by actions of workers, a report will be filed with OSHA. No exceptions! Please provide on-going safety training for your workers and subcontractors.

If you wish to appeal a fine, you may send a written request to ARC@WaterbridgeHOA.com to request a hearing with the Waterbridge Board of Directors. If a written request for hearing is not made within 10 days from the date on the fine notifications it will not be accepted.

BONDS:

- I. Initials_____ Contractor Compliance Bond **\$3,000**. *Note: Please see part A above for potential escalation of compliance bond fee. This will be confirmed by the ARC Committee prior to permission to build.*

- II. Initials_____ Contractor Road Bond **\$1,500**. *Note, \$500 of which is non-refundable.*

Contractor Company Name: _____ Date: _____
 Contractor Name and Title: _____ Lot Number: _____
 Contractor Email: _____ Telephone: _____
 Contractor Signature: _____