

Addition of In-Ground Pools to Existing Homes

Document P-1

effective May 1, 2026

Above ground pools are not allowed!

A refundable \$1,000 bond is required payable to Town and Country to be submitted with application documents prior to beginning construction. Refund is applicable after pool/fence completion only if no violations are noted.

Pool Materials may be either: (put a check mark by the one that applies)

- ☐ Concrete with plaster or aggregate finishes
- ☐ Concrete with tile or stone finishes
- ☐ Fiberglas – prefabricated
- ☐ Vinyl liner
- ☐ Other _____

Ground level concrete skirting of 3' minimum from the pool's entire edge is required. Final finish may be concrete, aggregate, tile or stone. This may be extended as desired to connect to patios and/or decks.

Fencing: A fence shall be placed around the pool's skirting or the entire yard per the requirements of Document FN-1. Document FN-1 must also be submitted for approval with the pool request if no fence currently exists.

Pool with skirting and fencing shall be located within the homeowner's property line and not beyond the front edge of the house. **Rear setbacks do not apply, but no part of the pool shall infringe on a utility easement.**

"In Greenwood County, the rules governing utility easements are often detailed in a PUE (Public Utility Easement) deed. Property owners should be aware that permanent structures like buildings, fences with concrete posts, and pools are not permitted within the easement area and may need to be removed or relocated during maintenance at the property owner's cost."

Gazebos are allowed to be mounted on the concrete skirt.

No pool drainage or filter backwash is allowed to discharge on an adjacent homeowner's lot. Site elevation changes shall be evaluated and documented by an engineer approved drainage plan.

After approval by the ACC-Subcommittee, the homeowner is required to obtain a building permit from Abbeville/Greenwood County prior to beginning any construction.

Homeowner(s) _____

Street address _____

County ☐ Abbeville ☐ Greenwood

Submittal Date _____ (Allow minimum of 30 days for approval by Sub-Architectural Control Committee)

I agree that all the above provisions will be met prior to beginning any installation of my new in-ground pool.

Signature of owner _____ Date _____

Deliver completed and signed copy of Document P-1 with Bond payment to Jacqueline Weekes:

TOWN & COUNTRY COMMUNITY ASSOCIATION MANAGEMENT

132 W Cambridge Avenue, Greenwood, SC 29646

864-388-4000

Approved on behalf of the HCHOA sub-ACC _____ Date _____