

15.0 SWIMMING POOLS

- 15.1 In ground swimming pools are permitted in the side or rear yard only. No above ground pools are permitted. All swimming pools must be approved by the Design Review Committee before commencing construction.

16.0 FENCING

- 16.1 Fences may be permitted on the rear yards subject to prior approval by the Design Review Committee. In general, no barricade-type fence over four (4) feet high shall be allowed and all studs for fences must be on the inside of the fence. Fences higher than four (4) feet but no higher than six (6) feet shall be allowed around swimming pools, hot tub areas that need privacy, but have to be approved on a case-by-case basis.
- 16.2 No non-coated chain link fences shall be permitted. Coated chain link fences in extremely limited cases may be approved by the Design Review Committee.

17.0 ACCESSORY STRUCTURES

- 17.1 Any outbuildings must be specifically approved by the Design Review Committee and must be on poured concrete or block foundations that are constructed of the same materials and finished in the same manner as the main structure.
- 17.2 Dog kennels shall be put to the rear of any house and screened from adjoining properties, and must be approved by the Design Review Committee.
- 17.3 No accessory structures requiring footers or concrete floors or excavation for amenities will be allowed without the specific approval of the Warren County Health Department.

18.0 SEPTIC SYSTEM/DRAINAGE

- 18.1 All Lots at Country Brook need a specific house layout approved by the Warren County Health Department for the maximum use of the Lot for building area. Three Hundred (300) feet of leach lines per bedroom is the minimum required.
- 18.2 All drainage pipes of any kind, to include pipes for septic aeration and curtain drains, must be kept below ground level. Where they exit at the surface, **THEY MUST BE CUT OFF BELOW THE SURFACE, CAPPED, AND COVERED WITH STONE** so that the lines will leach properly but will not be visible.
- 18.3 All drainage pipes of any kind must be run all the way to the front of the Lot to the roadside ditch or to the rear of the Lot. No pipes shall be run to the sides of Lots where it can drain onto a neighbor unless there is a marked drainageway on the construction drawings between lots.

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