

# Victoria Lakes

One San Jose Place – Suite #7, Jacksonville, FL 32257

Telephone: (904) 268-9990 • Fax (904) 268-6966 • e-mail: [vhale@hsmith-inc.com](mailto:vhale@hsmith-inc.com)

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## RE: ARCHITECTURAL DESIGN STANDARDS FOR POOLS

Before the Architectural Control responsibilities change to the Board of Directors, we wanted to clarify our long-standing Architectural policy on pools in Victoria Lakes.

Because there is a community pool available we have not and will not approve any above-ground pools. This policy goes back to when the community was first built. It is our professional opinion that above-ground pools detract from the property values and aesthetic values of this community. They have never been approved for erection in the Victoria Lakes community.

We want to remind homeowners in Victoria Lakes that improvements of any kind erected, placed, painted, or altered on any Lot which has not been first approved in writing by the governing Architectural Review Committee (“ARC”) or which does not conform in all respects to what has already been approved is deemed a “Violation”. We will require such unapproved modifications to be removed or corrected and the property returned to its pre-construction state.

We want to stress again that any above ground pools are prohibited in Victoria Lakes. The only pools that will be approved are those in-ground, commercially built and city building code permitted pools. No other type or kind of pool is allowed, even if they are not visible from the street but are visible from adjoining lots.

**NOTE:** *This policy does not include children’s splash pools that are drained daily and have sides that are not higher than about 24 inches and are about 6 feet in diameter.*

**V. HAWLEY SMITH, JR.**

**J. NATHAN DAY**

H. Smith, Incorporated

Developer of the Victoria Lakes Subdivision &

Current Architectural Control Committee