

APPENDIX A-2

Encinitas Ranch Community Association Architectural Committee Pool Equipment Policy

Confessions of a homeowner: *The filter/pump pad for my pool is located adjacent to the kitchen wall. Though hours of operation are not excessive, confined to day-time except for the occasional night swim, the noise generated by the main pump is quite noticeable - not just in the kitchen, but in living/family rooms as well. Worse, I've noticed that neighbors I've been close to for years and really like have stopped using their patio for al fresco dining. Pretty sure I know why.*

There is no getting around the fact that our homes are close in proximity and pool equipment is both noisy and unsightly. This equipment can disrupt not only your enjoyment of your backyard oasis but your neighbors as well. For that reason, Encinitas Ranch Community Association requires pool and/or spa equipment to be selected operated and screened in a way that the noise and view disturbances on your property and adjacent properties are substantially eliminated.

Pump Systems

To minimize sound you are required to **choose the best variable speed pumps available with features technology** that allows the speed to be adjusted to the exact flow rate required for a specific demand. These new pumps with technology run quieter, cooler and last longer than any single or two speed pumps. Brands that are most popular include the same top brands the industry has come to trust: Hayward, Jandy, and Pentair.

Pad

As a general rule, concrete is a very good sound proofer, however, if sound is transmitted directly into the concrete, the slab will carry (transmit) that sound quite readily. With a concrete pad you are required to install vibration isolation pads or mats beneath each leg or foot of the pump itself.

Sound Reduction Enclosures and Screening

A roofed masonry, concrete or wood enclosure is strongly recommended in all situations and will be required on all smaller lots.



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If you choose a wood enclosure, then you will need to line the structure with sound insulation to reduce the noise.



If you choose a landscape screen rather than an enclosure, then you are required to use sound blankets draped over the equipment as shown here. However, if you chose this option and there are neighbor complaints about noise, the AC can and will require you to construct a sound reducing enclosure at any point after the installation of your equipment.



Above Ground Spa

Above ground spas are also required to meet the same noise and sight mitigation requirements including isolation pads or mats, selection of the highest quality motor, pumps and sound insulation, and privacy screening.

Hours of Operation

POOL AND SPA EQUIPMENT CAN BE OPERATED ONLY BETWEEN THE HOURS OF 8:00 AM AND 10:00 PM.

Maintenance

Pool and spa equipment – motors, pumps, blower, connections, mountings, etc., must be properly maintained to minimize noise.