

WATER FEATURE SPECIFICATIONS

I. INTRODUCTION

Unit owners may install water features, which are in keeping with the architectural style of the community and are part of a garden plan.

II. APPLICATION PROCESS

Unit Owners must submit a **“Covenants Application for Non-Routine Changes.”** All applications are subject to review and approval by the Covenants Committee and must include the following information:

- Scaled drawing of the garden incorporating the water feature.
- Physical dimensions
- Construction materials
- Name and phone number of a licensed electrician who will install all the electrical appliances associated with the water feature
- An indemnification waiver

III. GENERAL SPECIFICATIONS

1. Water features must be inside a limited or reserved common element garden.
2. Water features that are additions to an already approved garden, a revised scaled drawing showing the proposed water feature incorporated into the garden must be submitted.
3. All water features must have an approved recirculating (i.e., a finite amount of water circulates through the feature rather than continually drawing upon a water source) under water electrical pump. All pumps must plug into an outside outlet equipped with a ground fault interrupter. A licensed electrician must perform all electrical installation. With the exception of birdbaths, no standing water shall be allowed.
4. Upon installation, each water feature will be inspected by the appropriate Parkfairfax personnel.
5. Water features shall convey with the unit when sold, and become the responsibility of the new owner to maintain or remove as desired.
6. The Parkfairfax Condominium Association or its agents shall not be held liable for replacement of any water features that must be removed or damaged in order to perform necessary work on the property other than in cases of gross negligence. Whenever possible, the Association office will inform residents of any impending work that might affect their water feature and garden.

IV. IN-GROUND WATER FEATURES

1. The square footage of the water feature shall not exceed eight square feet.
2. The filled/finished water depth shall not exceed 3 inches.
3. Cascade height shall not exceed 42 inches.
4. Depth of excavation shall not exceed 24 inches. **MISS UTILITY** must be contacted before any excavation is done.
5. Height of edging on in-ground water features shall not exceed 8 inches.
6. Natural edging material such as timbers, brick, stone, or flagstone shall be allowed. No edging material may be set in concrete.

V. ABOVE-GROUND WATER FEATURES

1. Height of the edge on aboveground water features shall not exceed 36 inches.
2. Cascade height shall not exceed 42 inches above the water surface.
3. The aboveground water feature should be constructed of natural materials such as stone, timber, or metal. Plastics will not be permitted.
4. No aboveground water feature materials may be set in concrete.