

CRYSTAL WATERS CONDOMINIUMS ASSOCIATION

GUIDELINES FOR APPROVAL OF HOT TUB

(Approved draft in September 2023)

(Finalized and revised on October 18, 2023)

The association's board of directors is responsible for maintaining compliance with the association's organizational documents (Master Deed, Bylaws, and Rules and Regulations) when requests for approval are made. The purpose of this document is to set forth specific guidelines, and questions to be considered, for the board's use when a request for approval of the installation of a hot tub is received.

PROCESS: Once a written request for approval is received, the board will acknowledge receipt of the request in writing (via email) and send the homeowner this document which outlines the requirements, restrictions, and/or questions to be answered.

The homeowner must respond with his/her assurance that all of the below-listed requirements and/or restrictions will be met, and questions, if any, are to be answered. If not provided with the initial approval request, a picture or drawing of the proposed hot tub showing its specific location must be included.

APPROVAL/DENIAL: Final approval or denial resides with the HOA Board's understanding of the information provided by the homeowner. Approval or denial, whichever the case may be, will be done in writing (by email) or USPS as deemed appropriate.

REQUIREMENTS AND RESTRICTIONS

The following requirements and restrictions must be met for the installation of a hot tub:

1. **Location** - The hot tub must be placed on a ground-level concrete patio. If the home has an upper deck with an open patio below it, the hot tub shall be placed under the deck. If the deck does not have an open patio below sufficient in height or has a screened in patio/sunroom at the ground level, approval of the installation on an "open" patio, will depend on the tub's proposed location. The goal is to place the hot tub as far away from the patios/decks of the neighbors on either side of the unit. If the Board feels the placement of the tub would be intrusive to their neighbors, the request may be denied.
2. **Aesthetics** - The hot tub must be aesthetically pleasing to neighbors. There can be no fence or other structure/fence erected on or around the patio area in an effort to provide privacy.
3. **Electrical** - The electrical work must be completed by a licensed electrician who carries insurance on his/her business.
4. **Plumbing** - Plumbing, if any is required, will be done by a licensed plumber who carries insurance on his/her business.
5. **Liability** – Homeowner must carry sufficient liability insurance to protect the association and its members for any personal injuries that could result from the hot tub's installation on the premises.