

Royale Sands Beach Club

Condominium Association

Hot Tub Policy

(January 2017) The Association has a hot tub available at the pool for the enjoyment of residents and their guests. A number of units have interior spa tubs, and this document is meant to set requirements for any exterior hot tub on a deck. Further, this policy is meant to mitigate the significant risk to the unit, neighboring units, Association liability, as well as maintain a uniform look from the public and common areas.

- 1 - All exterior hot tub requests will be considered for approval by the Board of Directors on a case by case basis.
- 2- All governing documents and rules of the Association will apply to the installation, use, liability, and maintenance of the hot tub. This document does not replace any existing rules. All noise, nuisance and liability rules will apply and will be strictly enforced.
- 3- To be considered, the hot tub must be installed in such a way that it is not visible from the street or paved driveway of the Association. Not all units are candidates for consideration. This is to maintain a uniform look as required by the Association documents.
- 4- An engineering study must be completed by a licensed engineer and submitted with the request for approval. The study must consider weight, electrical, water, gas line concerns. The study must indicate that there are no visible exterior changes to the unit with regard to plumbing, electrical, gas or otherwise.
- 5-To be considered, the unit owner must seek approval from neighboring units, and this must be submitted with the request. The unit owner understands that any noise, vibration, nuisance or other complaints from current AND future neighbors, must be fully addressed to the neighbor's satisfaction, or the hot tub will need to be removed.
- 6- The unit owner understands that they are responsible for any and all additional costs in removing the hot tub to accomplish any necessary maintenance, including but not limited to routine maintenance, painting, siding, deck membrane replacement, etc...
- 7- The unit owner understands that they are responsible for any damage to their unit, neighboring units, common areas, semi-common areas and holds the Association free of any liability from use, misuse, installation, removal or maintenance of the hot tub. Unit owner must submit documentation that their insurance policy will cover potential damage to neighboring units. The Association master policy will not cover claims for any damages related to the hot tub.
- 8- The unit owner will disclose this document and all risks to any buyer of their unit. The new unit owner must agree to the terms of this document, or the hot tub must be removed before the sale of the unit is completed.

Royale Sands Beach Club Association Contact: board@royalesandsbeachclub.com