

THE POINTE AT LAKE DILLON HOMEOWNERS ASSOCIATION, INC.
POLICY FOR THE INSTALLATION OF HOT TUBS/SPAS

EFFECTIVE DATE: April 1, 2024

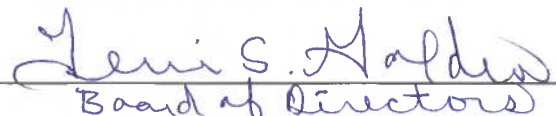
BACKGROUND: The installation of a home Hot Tub or Spa is not a simple addition of another home appliance. A typical 4-person hot tub weighs 200-400 pounds empty, holds 150 to 350 gallons of water, and therefore weighs 1500-3400 pounds total. The original patio and deck construction of TPLD units were not designed to support the weight of most hot tubs. It is therefore important that unit owners wanting to install a hot tub, on a concrete pad or above ground deck, conform to this policy to ensure their hot tub or spa installation is safe and secure from both a structural and electrical standpoint.

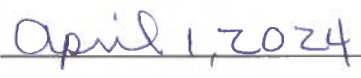
Prior to installation of a new hot tub, replacement of an old hot tub or moving a hot tub the home owner shall read and understand his/her responsibilities and proceed as follows:

1. A hot tub shall only be placed on a concrete pad or deck structure that has been verified by a certified Structural Engineer that it can safely continuously support the weight of the filled hot tub by. Note that most original deck construction at TPLD is not capable of supporting the weight of many hot tubs.
2. Plans must be provided with an application and shall include drawings of the hot tub installation detailing the hot tub shape and dimensions, water capacity (in gallons), empty and filled weight, the proposed location, and any new or re-construction required for the installation. Plans need to be approved by a certified Structural Engineer, and be in sufficient detail so that the Board may make an informed decision. If required, detailed drawings of the deck or concrete pad design including dimensions, location, soil prep and deck/concrete reinforcement, must be submitted to the Board.
3. The application must include a signed copy of this policy document.
4. The Board requires that the colors of the hot tub, hot tub cover and any accessories be neutral earth tones that match or blend with the exterior colors of the home and complex.
5. The home owner shall provide product documentation or a website link showing the proposed hot tub and hot tub cover with specifications and color.
6. Licensed and insured contractors must be used for installation, including deck or concrete pad reinforcement or construction.
7. The home owner is responsible for assuring that all of the code requirements are met. The installation requires both a building permit and an electrical permit. The hot tub building permit must be issued before the electrical permit may be issued. The fees for all permits are the responsibility of the home owner. Any exterior alterations that are required to comply with Town codes and all related expenses are the responsibility of the unit home owner. Any exterior alterations must be submitted for Board approval before commencing with installation. Visit the following link for more information on code requirements and permits and/or consult with a Licensed and insured contractor to discuss requirements.
<https://www.friscogov.com/departments/community-development/application-permitting-process/>

8. A hot tub must have a hot tub cover which properly fits and is securely locked in place. The home owner is responsible for keeping the hot tub cover secured (or locked if publicly accessible) in place at all times when not in use.
9. The home owner is responsible for maintaining the hot tub and hot tub cover in a safe operating condition. The owner must utilize proper sanitization procedures (alkalinity, pH, calcium hardness, microorganism etc.) to ensure clean/safe water. Any leaking or deteriorating hot tub or hot tube cover will not be permitted and shall be repaired or removed by the home owner at the home owner's expense as soon as possible, and in any event no more than 30 days after notice from the HOA is delivered to the home owner. If the home owner fails to repair or remove the hot tub / hot tub cover within such 30-day period, the HOA reserves the right to remedy the issue at the unit home owner's expense. Any cases of potentially unsafe water will be discussed with the home owner and immediately remedied by the home owner or by the HOA as necessary at the home owner's expense.
10. The home owner acknowledges that injuries, death and damage to property may occur as a result of the installation, use, maintenance and removal of a hot tub. The home owner, his/her heirs, personal representatives, successors and assigns, acknowledges and agrees that the homeowner shall indemnify, defend and hold the HOA, its members, officers, Board members, agents and their respective employees, agents, successors and assigns from any and all loss, damage and expense arising from the installation, use, maintenance, existence and removal of a hot tub on or adjacent to homeowner's home.
11. If a hot tub is to be removed from current approved location, the home owner is responsible for restoring the site to its original condition or a condition approved by the Board. Electrical wiring or other utilities applicable to the hot tub may be removed or may remain if properly capped by licensed and insured contractors and hidden from sight. The home owner will notify the Board when the project is complete and the Board will verify compliance with these specifications.
12. Any approval or oversight exercised by the Board or its Managing Agent shall not be deemed a waiver of any applicable requirements for the installation and maintenance of the hot tub. In providing such approval or oversight, the Board and its Managing Agent are not assuming, and expressly disclaim, any obligation or duty to protect any person or property from injury, death, loss or damage arising from the use or existence of the hot tub.

Accepted and agreed to:


Board of Directors
Home Owner Signature


Date