

Highland Greens Townhome Association, Inc Hot Tub Approval Criteria
Approved by the Highland Greens Townhome Association, Inc Board of
Directors September, 2018

The purpose of this Policy is to provide all Owners with the current HOA rules and regulations regarding the installation, replacement and use of their hot tub at Highland Greens.

Installation:

No hot tub may be installed or moved without the prior approval of the Board. Application should be made to the Property Manager.

Prior to any installation activities related to the installation or modification of a hot tub on any Common Element, the Owner of the unit shall apply to the Board for approval. (The Board may delegate approval review to any committee designated with such authority.) Application for Board approval shall include drawings of the proposed hot tub installation showing the proposed location, wiring diagram, color, and any other matters requested by the Board or designated committee. Based upon the information received, the Board will approve or deny such application within 30 days of receipt of the last information provided, subject to further compliance with the Summit County Building Department requirements.

Permits:

The Owner of the hot tub must have a Hot Tub Building Permit from the Summit County Building Department. Both a Building Permit and an Electrical Permit will be required. The Homeowner should consider a prior consultation with a County Inspector before making a purchase decision.

In addition to meeting all County requirements, the HOA requires that any hot tub, cover and accessory be of a neutral earth tone that blends with the exterior color of the unit and complex.

A copy of the final approved Summit County Building Permit must be provided to the Board. All installations must comply with all Summit County requirements.

Replacement of existing hot tub:

Approval of the Board is required. Application should be made to the Property Manager indicating that this is a hot tub replacement in the same location of the current hot tub. Color should be specified and Building Permits from Summit County will be required.

Hot tub operation:

The hot tub owner is responsible for keeping the hot tub locked when not in use and maintaining the proper sanitization procedures and chemicals as required by the State of Colorado.

If a hot tub is installed at a location that is under a gutter or roofline the Owner assumes all responsibility from falling snow or ice. The unit owner is solely responsible for any and all damages or liability related to the placement, operation and use of a hot tub.

It is important to remember that hot tubs are located in the immediate vicinity of other Highland Green residents. Use of a hot tub must be between 8:00am – 10:00pm. There can be no use of a hot tub after 10:00pm. This includes noise from any person(s) or hot tub jets. All owners are responsible to advise their guests or renters of this restriction.

Enforcement:

Any violation of this Hot Tub Policy will be enforced by following the Highland Greens Townhome Enforcement Policy. As a reminder, Owners are responsible for the actions of their guests and renters.

In the past some Owners have advised the Breckenridge Police Department of noise violations.

Highland Greens Townhome Association Inc

By:

President: *Jeff Underwood*

This Policy Regarding Hot Tubs was adopted by the Board of Directors on the 1st day of September, 2018, and is attested to by the Secretary of Highland Greens Townhome Association Inc

Secretary: *Stuart Read*