



SUN RIDGE OWNERS ASSOCIATION, INC.

RULES AND REGULATIONS GOVERNING THE INSTALLATION OF HOT TUBS/SPAS

The Architectural Control Committee has adopted the following Rules and Regulations which will govern the installation of Hot Tubs/Spas within the Sun Ridge Owners Association.

It is the position of the Committee, since there are three types of ownership on site, single family homes, condominiums and townhomes and each having unique features and characteristics, there must be not only overall guidelines but also specific rules which applying to each type of unit.

The Rules and Regulations are as follows:

GENERAL RULES AND GUIDELINES

1. If the Hot Tub/Spa is to be placed on the deck of any condominium or townhome unit, a letter, prepared by a licensed Engineer, stating that the deck structure is able to support the weight of the Hot Tub/Spa desired, when it is completely filled with water and people, is required. This statement must be submitted to the Control Committee on the engineer's letterhead.
2. If the Hot Tub/Spa is to be placed on the deck of any condominium, townhouse or single family home, a permanent locking gate, approved by the Control Committee must be installed on the stair area entering the deck.
3. Hot Tub/Spa cannot be placed in the front of any unit.
4. A locking cover must be kept on the Hot Tub/Spa at all times when not in use.
5. The location of the Hot Tub/Spa is subject to the approval of the Control Committee.
6. All Hot Tubs/Spas must be portable.

7. In addition to completing a Control Committee application, the unit owner requesting approval for the Hot Tub/Spa, must notify, in writing by certified mail, return receipt requested or personal service where signature confirming notice delivery is available, all owners within 200 feet of his/her unit of the intention to apply for approval for the installation of a Hot Tub/Spa. Any unit owner objecting to the application must forward a letter of appeal to the Architectural Control Committee no later than 15 days from the date of the letter of notice from the applicant. Applicant must furnish copies of the letters of notice, forwarded to neighboring units, with the completed Control Committee Application.
8. Owner requesting approval for the Hot Tub/Spa shall assume all responsibility and liability for their Hot Tub/Spa.
9. Capacity of the Hot Tub/Spa can not exceed four adults.

CONDOMINIUM REGULATIONS

1. Hot Tub/Spa can only be placed on the Deck of the unit.
2. Approval from the Condominium Association must be received before the Control Committee will consider the application.

ALL GENERAL GUIDELINES ALSO APPLY

TOWNHOUSE REGULATIONS

1. Any homeowner desiring to install a Hot Tub/Spa in the yard to the rear of the property, must enclose the yard with fence, constructed as per Association fencing specifications.

ALL GENERAL GUIDELINES ALSO APPLY

SINGLE FAMILY REGULATIONS

1. If the Hot Tub/Spa is not placed on the deck, the immediate area surrounding the Hot Tub/Spa must be fenced as per Association fencing specifications.

Any gate or means of ingress/egress to the fenced area must contain a lock approved by the Architectural Control Committee.

ALL GENERAL GUIDELINES ALSO APPLY