

Golf Beach Shores

Rules Proposed for Hot Tubs and Fire Pits

Hot Tubs:

Installation & Removal

1. A variance request must be submitted and approved by the HOA before any installation activities. The request must include copies of applicable permits or applications for permits if the permits have not been obtained at that time. The hot tub and installation can be subject to a final inspection by the HOA. Once compliance has been verified, no changes may be made to the hot tub or installation without prior written approval from the HOA board.
2. All hot tubs must be located on the homeowner's deck and not encroach on the common areas.
3. All conduits must be buried or neatly routed against the building at deck-level with only a minimal amount exposed to reach the nearest ground point and all outlets and receptacles shall be flush mounted
4. The unit owner shall be solely responsible for any and all damages and liabilities resulting from the operation and use of a hot tub.
5. The unit owner shall be responsible for maintaining/sanitization of the water.
6. The unit owner shall be required to carry a minimum of \$500,000 of general liability insurance naming the Golf Beach Sores HOA as an Additional Insured.
7. The colors of the hot tub, cover and any accessories should be neutral tones that match or blend with the exterior colors of the unit.
8. No pump, heater, or other mechanical equipment used in the operation of the hot tub which produces noise at a level higher than 70-decibels shall be allowed.
9. Removal of the Hot Tub: The grounds and yard must be returned to an HOA approved condition.
10. Failure of a unit owner to comply with these specifications may result in the HOA initiating such action(s) as may be appropriate and necessary to remedy the non-compliance, including, but not limited to making needed alterations and/or removing the hot tub. Costs incurred by the HOA in remediation and/or correcting any noncompliance, including but not limited to attorney's fees and costs, shall become the financial obligation of the unit owner. Any costs and expense incurred by the HOA in enforcing the terms of these Specifications and Guidelines may be collected, but not limited to, the same manner as unpaid dues as set forth in the Declaration
11. In no event will the Golf Beach Shores HOA, nor its board members or members of any committee created by the board, be liable for any inaccuracies or changes regarding town or county regulations. No review of planned installation guidelines, nor any inspection by the board or any designated committee creates any liability regarding the installation or use of the hot tub.

Maintenance and Use:

1. The unit owner shall be responsible for maintaining/sanitization of the water.
2. All water from the hot tub must be drained to the common street area in the front of the unit and not on the common lawn areas

Fire Pits

1. Only portable propane fire pits are permitted, no wood burning and no permanent structures.
2. Portable outdoor fireplaces shall be used in accordance with the manufacturer's instructions and shall not be operated within 8 feet of a structure or combustible material.
3. Portable outdoor fireplaces must be stored in the homeowner's garage or deck once cooled and when not in use. They cannot be left in the common area lawns.
4. Portable fire pits cannot be larger than a XX foot circumference.
5. The unit owner shall be solely responsible for any and all damages and liabilities resulting from the operation and use of fire pits.