

YORK CONDOMINIUM ASSOCIATION
11255 E. FORT ROAD
SUTTONS BAY, MI 49682

OUTDOOR HOT TUB POLICY
NOVEMBER 2010

PURPOSE: The following requirements and/or guidelines have been developed to assure structural modifications and/or installations to York Condominium units are consistent with the best interest of all Co-Owners and in a manner that adheres to all building codes.

GENERAL REQUIREMENTS:

1. Written permission from the York Condominium Board of Directors must be obtained prior to any structural modification or installation.
2. All work must be completed by a licensed contractor, in accordance with state, local, and federal building codes.
3. Proper proof of insurance and Workers Compensation coverage must be provided to the Association prior to beginning the project.

OUTDOOR HOT TUB REQUIREMENTS:

At their own expense, Co-Owners may install one, free-standing, hot tub outside of the unit on limited common area, specifically, on patios or sunporches, with the following requirements:

1. A written plan must be submitted to the board, and written permission granted by the board, prior to installation.
2. York Condominium Association will not be responsible for any upkeep nor damage to the hot tub or any damage caused by the presence of the hot tub to the building or grounds. All associated expenses for damages or liability will be born by the co-owner.
3. The co-owner will provide, prior to installation, proof of homeowner's insurance that provides injury and damage coverage from liability resulting from the ownership of the hot tub. If such coverage does not exist, it must be added to the co-owner's insurance policy.
4. The hot tub must be U.L. (Underwriters Laboratory) approved and specifically designed for outdoor use.
5. The hot tub will be allowed only on the lower level, is limited in size to four (4) persons, and must fit entirely on the concrete.
6. Installation must not block egress from the co-owner's or their neighbor's units.
7. Nothing may be attached to the building.
8. No permanent water lines will be allowed.

9. Electrical: 120 volt units must use the existing patio outlet. 240 volt units' wiring must be installed by a licensed contractor.
10. Selected hot tub must blend in with the building exterior and must be maintained in a fashion so as to preserve the original finish.
11. Hot tub must be installed, used, and maintained as per the manufacturer's instructions.
12. Hot tub must be covered when not in use and the cover must be firmly secured to prevent unauthorized use.
13. Use of the hot tub must not be disruptive to neighbors.

Upon approval the co-owner will be notified in writing of any changes or other conditions deemed necessary. It is strongly recommended that no hot tub unit be purchased or contracted for until the co-owner has received written permission of the Board.

This policy supersedes any previously issued by the York Condominiums.

Board of Directors
York Condominium Association